

14 Launceston Close, Widewell, Plymouth

£280,000

Plymouth

Lawson are delighted to market this well-appointed semi-detached bungalow, situated in a convenient location on a level plot, just a short walk from local amenities and excellent transport links.

The property benefits from accommodation comprising a PVCu double-glazed front door leading into an entrance porch, with wood-effect flooring and a sliding door opening into the kitchen. The kitchen is fitted with a matching range of base and eye-level storage cupboards with post-formed roll-top work surfaces, a stainless steel and acrylic one-and-a-half-bowl sink and drainer with mixer tap, plumbing for a washing machine, space for a gas cooker and tiled splashbacks, a window to the side elevation, and a doorway providing access to the rear garden.

From the entrance hall, a doorway opens into the spacious lounge/dining room with a living-flame gas fire, a moulded ceiling and a large window to the front elevation.

The inner hallway benefits from two built-in storage cupboards and a pull-down loft access. Bedroom one is a spacious double room with fitted furniture, a large built-in wardrobe and a window to the rear elevation overlooking the south-facing garden. Bedroom two is a further double room with fitted furniture, including wardrobe and drawer units, and a window to the rear elevation.

The shower room is fitted with a matching white three-piece suite comprising a low-level WC with drawer storage unit, a pedestal wash hand basin with storage beneath, and a direct-feed shower with drencher head and hand-held attachment, full-height tiling to all walls, a window to the side elevation, a chrome heated towel rail and a tiled floor.

Externally, the property benefits from a driveway providing parking for several vehicles, with double gates leading to a further driveway area. The front garden is laid with AstroTurf for ease of maintenance.

A particular feature of the property is the fully enclosed, south-facing rear garden with a herringbone brick patio, an outside tap, natural stone terraces, raised flower beds and AstroTurf.

The property is being offered to the market with no onward chain.

WIDEWELL

Widewell is a small residential area located to the north of Plymouth, positioned close to Roborough, Birdcage Farm, and Southway. Set on the edge of the countryside, it lies approximately one mile from Dartmoor National Park and around five miles from the city centre.

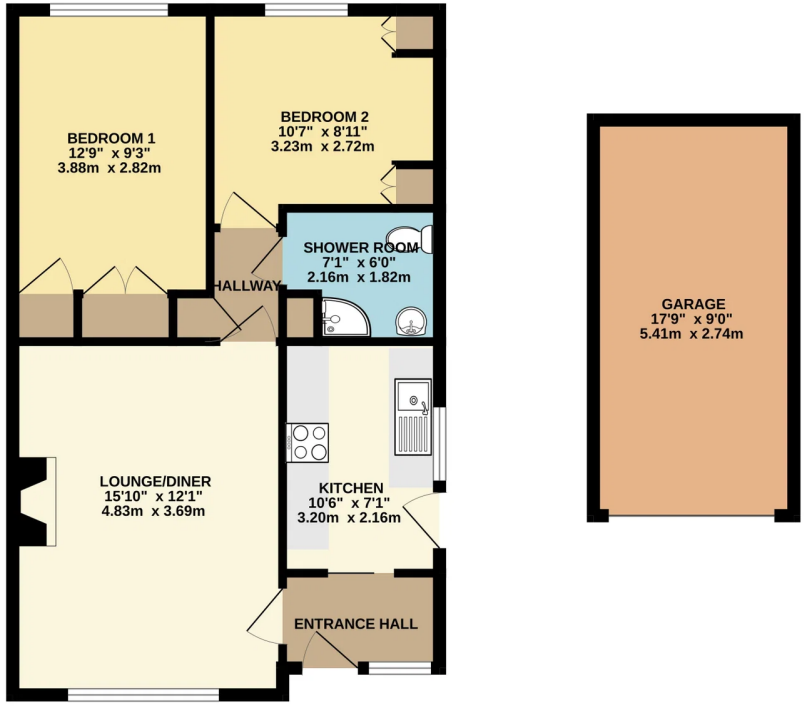
The area benefits from convenient local amenities, including a Park and Ride service, nearby Toby Carvery, and a local surgery. It is also within easy reach of the Woolwell area, where residents can find a Tesco Extra, Lidl and other everyday facilities.

Widewell is well served by local primary schools, including Widewell Primary Academy and Oakwood Primary Academy, making it a popular choice for families.





GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

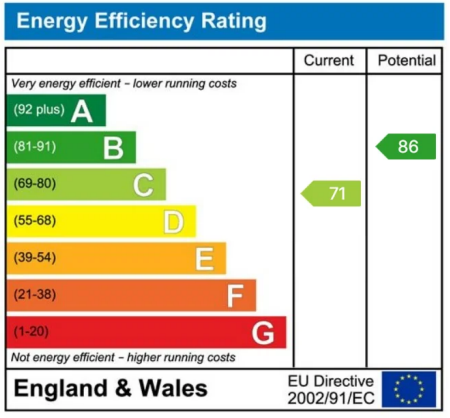


TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53(by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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