

**Guide Price £425,000**



**9 CHEPSTOW AVENUE, WIDEWELL, PLYMOUTH, PL6 EW**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

A spacious four double bedroom detached property, situated in a highly sought after residential location occupying a generously portioned, well maintained plot which backs onto a nature reserve at the rear. The living accommodation, which is arranged over two levels comprises, an entrance hall, lounge, dining room, fitted kitchen and cloakroom on the ground floor.

Whilst on the first floor, there are four double bedrooms and a family bathroom with a separate WC.

As previously mentioned, the property occupies a generous plot and incorporates front and rear gardens, double garage and driveway.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

## LIVING ACCOMMODATION

Approached through a PVCu double glazed front door with side screen to:

### ENTRANCE HALL

Stairs to first floor, under stair storage cupboard, radiator and door to:

### LOUNGE

PVCu double glazed window to the front, radiator and folding doors to:

### DINING ROOM

PVCu French doors to the rear garden, radiator and door to:

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, two storage cupboards, PVCu double glazed door to side, two PVCu double glazed windows to rear overlooking the garden.

### CLOAKROOM

Low level WC, wash hand basin, PVCu double glazed window to the rear

### FIRST FLOOR LANDING

All doors to first floor accommodation, access to loft with pull down ladder, built in cupboard housing the hot water cylinder.

### BEDROOM ONE

PVCu double glazed window to the front, built in wardrobes and dressing table, radiator

### BEDROOM TWO

PVCu double glazed window to the rear enjoying far reaching views, radiator, built in wardrobe.

### BEDROOM THREE

PVCu double glazed window to the front, radiator.



**BEDROOM FOUR**

PVCu double glazed window to the rear with far reaching views, radiator

**BATHROOM**

Panelled bath, wash hand basin, half tiled walls, radiator, PVCu frosted window to the rear.

**WC**

Low level WC, half tiled walls, PVCu double glazed window to the side.

**EXTERNAL**

To the front of the property, there is a driveway providing parking for approximately 2/3 cars then leads to the double garage with a good sized adjacent lawned garden. There is access to the side where you will find a further patio area which in turn leads to the rear, where there is a patio area that leads down to a good sized garden, predominately laid to lawn with a host of established plants and shrubs, enclosed by fence boundaries.

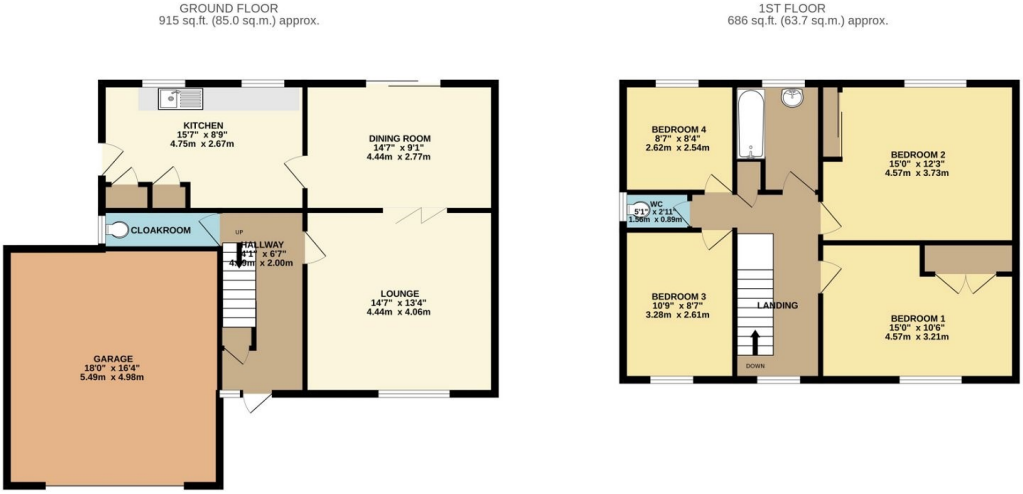
**GARAGE**

Electric up and over door, power and light connected.

**WIDEWELL**

Widewell is a small residential district north of Plymouth encircled by Roborough, Birdcage Farm and Southway. Positioned on the edge of the countryside approximately one mile from Dartmoor National Park and four miles from Plymouth city centre. Within walking distance to the Park & Ride, Toby Carvery and Local Surgery. The area offers easy access to Tesco and the amenities at Woolwell whilst popular local primary schools include Oakwood and Widewell.

**FLOOR PLAN**



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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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**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.

**UTILITIES**

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connections are FTTC and ADSL.

**VIEWING**

By appointment with Lawson

**OUTGOINGS**

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2,707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.

**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. Copy-right Lawson 2023.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

