

**Price £325,000**

**LAWSON**  
Estate Agency...Only Better



**18 CALDICOT GARDENS, WIDEWELL, PLYMOUTH, PL6 7EP**

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

A spacious four double bedroom semi detached property situated in a quiet residential cul-de-sac offering easy access to local amenities. The living accommodation, which is arranged over two levels comprises an entrance hall, cloakroom, lounge, dining room and a kitchen with integrated appliances on the ground floor and the first floor leads to a family bathroom and four good sized bedrooms, bedroom one has the benefit for built in wardrobes.

Externally, the property stands on a well maintained level plot and incorporates front and rear gardens, a garage with shed to the rear and a driveway providing parking for approximately 3 / 4 vehicles.

The property also benefits from PVCu double glazing and 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 to:

#### **ENTRANCE HALL**

Stairs to first floor, under stair storage cupboard, radiator, PVCu double glazed window to the front and doors to all ground floor accommodation.

#### **LOUNGE**

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

#### **DINING ROOM**

PVCu double glazed patio doors to the rear garden and door to:

#### **KITCHEN**

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer sink unit with mixer tap, built in electric oven and five ring gas hob with extractor hood over, built in microwave, fridge, dishwasher and washing machine, tiled splash backs, PVCu double glazed window and door to the rear garden.

#### **CLOAKROOM**

Low level WC, wash hand basin, radiator, PVCu double glazed frosted window to the side.

#### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to the 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 with matching drawers and over head storage, radiator.

#### **BEDROOM TWO**

PVCu double glazed window to the front, radiator

#### **BEDROOM THREE**

PVCu double glazed window to the rear.



## BEDROOM FOUR

PVCu double glazed window to the rear, radiator.

## BATHROOM

Matching three piece suite comprising, a panelled bath with shower over, low level WC, wash hand basin with cupboard under, shaver socket, part tiled walls, PVCu double glazed frosted window to the rear.

## EXTERNAL

To the front of the property, there is a driveway providing parking for approximately 3 / 4 vehicles leads to the garage with an adjacent lawned garden. To the rear of the property, a patio area leads to the level lawned garden with colourful flower bed borders and is enclosed by fence boundaries.

## GARAGE

Up and over door with 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.

## 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, potential broadband connections are FTTC and ADSL.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,98.77 (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. Copyright Lawson 2024.

Lawson themselves on behalf for 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.

EPC



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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.  
Made with Metropix ©2024

