Price £325,000



18 CALDICOT GARDENS, WIDEWELL, PLYMOUTH, PL6 7EP

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.

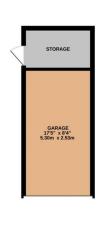
WIDEWELL

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.





1ST FLOOR



GARAGE 183 sq.ft. (17.0 sq.m.) approx.

TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, contributed and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicates 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, 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.

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