

£255,000

LAWSON
Estate Agency...Only Better



21 SAMUEL BASSETT AVENUE, WIDEWELL, PLYMOUTH

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

A spacious three bedroom semi-detached property built by Taylor Wimpey in 2010 situated in this popular north Plymouth development offering easy access to local amenities and a popular primary school. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises; spacious entrance hall with built in storage, lounge/diner, cloakroom/utility and modern fitted kitchen on the ground floor. On the first floor a landing leads to a recently fitted bathroom suite and three bedrooms.

Externally, there is a driveway providing parking for up to two cars and at the rear there is a level low maintenance landscaped garden. The property also benefits from PVCu double glazing and gas central heating and an internal viewing is highly recommended to truly appreciate this wonderful family home.

Approached through part glazed wood front door to.

ENTRANCE HALL

Stairs to first floor, built in storage cupboard, doors to all ground floor accommodation.

LOUNGE/DINER

PVCu double glazed door to rear, PVCu double glazed window to rear, radiator.

CLOAKROOM/UTILITY

Comprising low level w.c, pedestal wash hand basin, radiator, air filtration system.

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, tiled splashbacks, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in cupboard housing hot water cylinder, PVCu double glazed window to rear, radiator, door to.

BEDROOM ONE

PVCu double glazed window to rear, radiator.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite comprising panelled bath with rain head shower over, low level w.c, pedestal wash hand basin with cupboards under, air filtration system, PVCu double glazed window to rear.

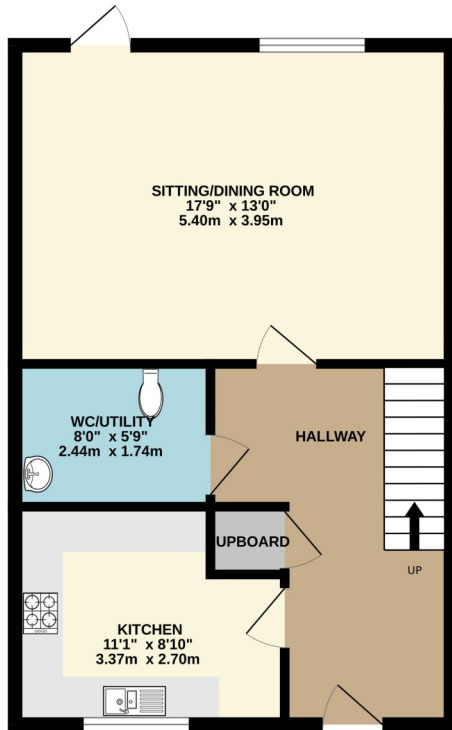
EXTERNALLY

Front - Driveway providing parking for up to two cars leads to the rear garden.

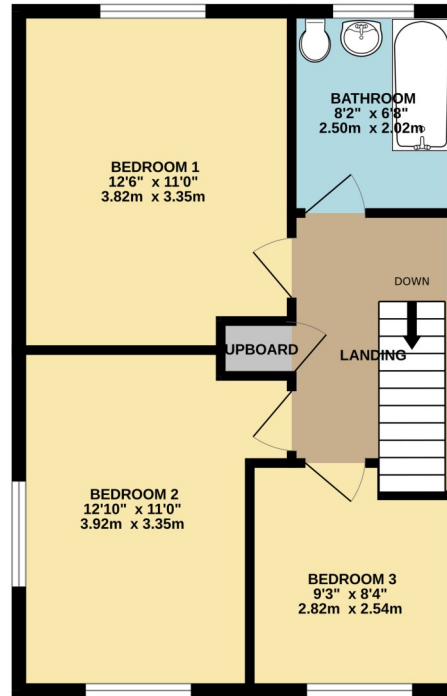
Rear - Landscaped level garden incorporating a decked gravelled and lawned area with a large shed to remain, enclosed by fence boundaries.



GROUND FLOOR



1ST FLOOR



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.

SERVICES

Mains water, gas, electricity and mains drainage.

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 2024/2025 is £1968.77 (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 2023.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

