

## Contact us

### Central Plymouth Office

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Plymouth  
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### North Plymouth and Residential Lettings Office

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### Email Us

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### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

14/D/26 5925

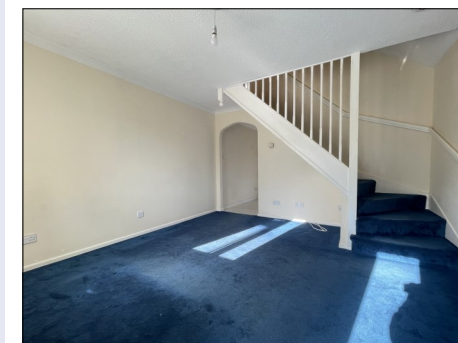
## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

POPULAR LOCATION  
TWO BEDROOMS  
CONSERVATORY  
ENCLOSED GARDEN  
GARAGE AND PARKING  
CENTRAL HEATING  
NO ONWARD CHAIN

**6 Widey Court, Crownhill,  
Plymouth, PL6 5UB**

*We feel you may buy this property because...*  
'Of the ever-popular location and having no onward chain.'

**£210,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Parking and Garage

**Outside Space**

Enclosed Garden

**Council Tax Band**

B

**Council Tax Cost 2026/2027**

Full Cost: £1,899.22

Single Person: £1,424.42

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £1,700

Home or Investment

Property: £12,200

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

**Title Plan Guideline****Introducing...**

Offered for sale with no onward chain, this terraced home is located in a popular residential location within Crownhill, in proximity to local shops and amenities. The accommodation offers: porch, lounge, kitchen/dining room, conservatory, two bedrooms and bathroom. Further benefits include a lovely enclosed rear garden and a garage with driveway parking in front. Plymouth Homes advise an early viewing to appreciate this charming home.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

A uPVC glazed entrance door opens into the porch.

**PORCH**

With double glazed windows to the sides and door opening into the lounge.

**LOUNGE**

**3.76m (12'4") x 3.57m (11'9")**

With double glazed window to the front, radiator, coving to ceiling, stairs rising to the first-floor landing with an under-stairs recess, door into the kitchen/dining room.

**KITCHEN/DINING ROOM**

**3.76m (12'4") x 2.62m (8'7")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the rear, radiator, coving to ceiling, door opening into the conservatory.

**CONSERVATORY**

**3.06m (10') x 2.43m (8')**

Of uPVC construction with polycarbonate roof, windows to the sides and rear, radiator, wooden flooring, lighting and power socket, uPVC glazed double doors opening to the rear garden.

**FIRST FLOOR****LANDING**

With radiator, coving to ceiling, access to the loft space.

**BEDROOM 1**

**3.76m (12'4") x 2.62m (8'7")**

With double glazed window to the rear, built in wardrobe, radiator, coving to ceiling.

**BEDROOM 2**

**2.63m (8'7") x 1.88m (6'2")**

With double glazed window to the front, radiator, coved ceiling, built in storage/airing cupboard housing the hot water cylinder.

**BATHROOM**

**1.78m (5'10") x 1.73m (5'8")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the front, radiator, coving to ceiling.

**OUTSIDE:****FRONT**

The front of the property is approached via a paved pathway leading to gravelled and garden areas leading to the entrance porch.

**REAR**

The rear opens to an enclosed garden measuring **8.96m (29'4") x 3.96m (12'11")** comprising paved, decked and gravelled areas with flower borders. At the end of the garden a private paved pathway leads behind the garage, along the side and opens to the front of the main garage door.

**GARAGE**

The garage is approached via shared access opening to driveway parking in front of the garage. The garage measures **2.42m (7'11") in width x 5.37m (17'7") in length** with up and over garage door, power supply and lighting.

