

## Contact us

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## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

13/D/26 5927



## Floor Plans...



## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



POPULAR CUL-DE-SAC  
OPEN FRONT VIEWS  
NO ONWARD CHAIN  
THREE BEDROOMS  
TWO RECEPTIONS  
CONSERVATORY  
DRIVEWAY TO GARAGE

**17 Highclere Gardens, Widewell,  
Plymouth, PL6 7EA**

*We feel you may buy this property because...*  
'Of the lovely cul-de-sac position, views and the  
well-proportioned accommodation.'

**£270,000**

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

Front and Rear Gardens

## Council Tax Band

C

## Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

## Stamp Duty Liability

First Time Buyer: Nil

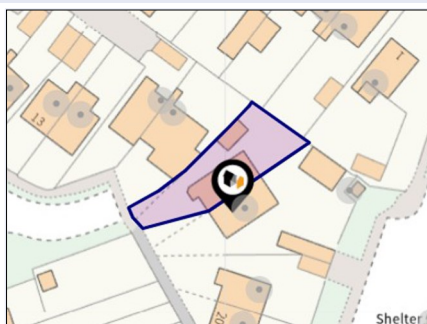
Main Residence: £3,500

Home or Investment

Property: £17,000

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...

Located at the head of a cul-de-sac, this spacious semi-detached home sits on an elevated plot enjoying a lovely open outlook to the front and distant views towards Cornwall in the distance. Internally the accommodation offers a large entrance hall, separate lounge and dining room, kitchen, a large conservatory, three good sized bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is a private driveway measuring 19.80m (64'11"), offering ample parking and leading to a single garage. The rear of the property then opens to a good sized and established rear garden. Offered for sale with no onward chain, Plymouth Homes an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

#### ENTRANCE HALL

**5.50m (18') x 1.68m (5'6")**

With double glazed windows to the sides and front, the front enjoying the open outlook and the views, radiator, wood effect laminate flooring, dado rail, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard, built in storage cupboard currently used to house the upright freezer.

#### KITCHEN

**2.95m (9'8") x 2.07m (6'10")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated appliances to include fridge, fitted electric double oven and four ring gas hob with pull out cooker hood above, space for washing machine, double glazed window to the side, wood effect laminate flooring, doors opening into the dining room and conservatory.

#### DINING ROOM

**2.95m (9'8") x 2.87m (9'5")**

With radiator, dado rail, coving to ceiling, uPVC glazed double doors opening to the conservatory, open plan into the lounge.



#### LOUNGE

**4.09m (13'5") x 3.27m (10'9")**

With double glazed bow window to the front enjoying the outlook and the view, coal effect living flame effect gas fire set within a feature marble and wooden surround, radiator, dado rail, coving to ceiling.

#### CONSERVATORY

**4.63m (15'2") x 2.63m (8'8")**

Of uPVC construction, with polycarbonate roof, uPVC double glazed windows to the side and rear overlooking the garden, radiator, tiled flooring, wall lights, uPVC glazed double doors to the garden, door into the kitchen.

### FIRST FLOOR

#### LANDING

With double glazed window to the side, dado rail, coving to ceiling, ceiling rose, access to the loft space with retracting ladder, built in airing cupboard with shelving and housing the wall mounted boiler serving the heating system and domestic hot water.

#### BEDROOM 1

**3.71m (12'2") x 3.10m (10'2")**

A double bedroom with double glazed window to the front enjoying the panoramic views, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving and overhead storage cupboards, radiator, coving to ceiling with ceiling rose.

#### BEDROOM 2

**2.67m (8'9") x 2.61m (8'7")**

A second double bedroom with double glazed window to the rear, radiator, dado rail, coving to ceiling, built in storage cupboard.



#### BEDROOM 3

**3.09m (10'2") x 2.87m (9'5") max**

With double glazed window to the front, radiator, coving to ceiling, built in storage cupboard.

#### SHOWER ROOM

Fitted with a three-piece white suite comprising pedestal wash hand basin, shower enclosure, low-level WC, splashbacks, extractor fan, obscure double-glazed windows to the side and rear, radiator, coving to ceiling.

### OUTSIDE:

#### FRONT

The property is approached via a good-sized driveway measuring **19.80m (64'11")**, offering ample parking and leading to a lawned garden, steps to the main entrance and onto the garage and gate to the rear garden.

#### REAR

The rear opens to an established rear garden comprising paved and lawned areas with established flower borders and enclosed by wall and fencing.

#### GARAGE

Measuring **2.44m (7'8") x 4.96m (16'3")** with up and over garage door, windows to the side and rear, power supply and lighting.

