

Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings
Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Follow Us on Facebook

 [www.facebook.com/
plymouth homes.co.uk](https://www.facebook.com/plymouthhomes.co.uk)

Follow us on Twitter

 [www.twitter.com/
plymouth_homes](https://www.twitter.com/plymouth_homes)

Opening Hours

Monday-Friday
9.15am-5.30pm

Saturday

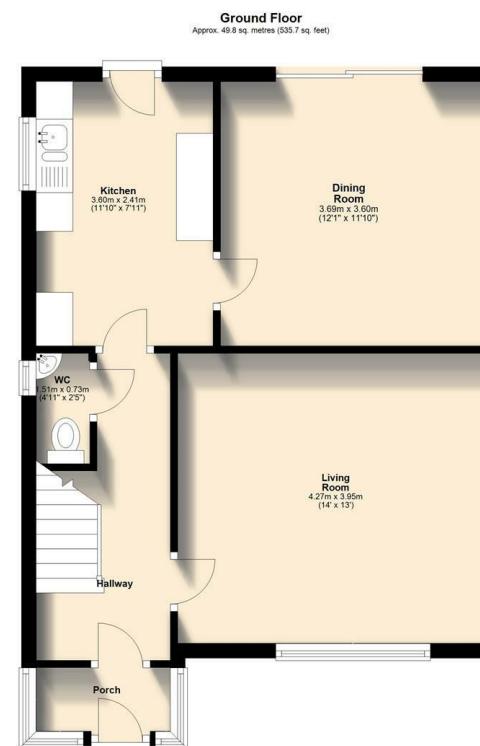
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property

Reference:
19252983

Floor Plans...



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. 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



- SEMI DETACHED HOUSE
- POPULAR LOCATION
 - CUL-DE-SAC
- FOUR BEDROOMS
- SINGLE GARAGE
- PRIVATE DRIVEWAY
- CLOSE TO DERRIFORD
- ENERGY RATING: BAND C

**12 Treago Gardens, Widewell, Plymouth,
PL6 7EJ**

We feel you may buy this property because...

'Of the popular residential location and cul-de-sac position.'

£320,000

www.plymouthhomes.co.uk

Number of Bedrooms

4

Property Construction

Add text here

Heating System

Add text here

Water Meter

Add text here

Parking

Add text here

Outside Space

Add text here

Council Tax Band**Council Tax Cost 2021/2022**

Full Cost: Add text here

Single Person: Add text here

Stamp Duty Liability

First Time Buyer: Add text here

Main Residence: Add text here

Second Home of Investment Property: Add text here

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

Introducing

This well-presented family home is positioned within walking distance of Widewell Primary School and offers spacious living accommodation. In brief, the property comprises entrance porch, hallway, downstairs WC, living room, kitchen and dining room. On the first floor there are four bedrooms and a shower room. Further benefits include double glazing and gas central heating. Externally, there is an enclosed rear garden, driveway for 3-4 cars and a single garage. Plymouth Homes would strongly recommend an internal inspection of this lovely house to appreciate its location and the accommodation on offer.

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

A uPVC glazed entrance door opens into the porch.

PORCH

6'6" x 2'10"

With double glazed windows to the front and sides, windows and door into the entrance hall.

HALLWAY

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard.

WC

4'11" x 2'4"

With a frosted double glazed window to the side and fitted with a two piece suite comprising vanity wash hand basin, low level WC.

LIVING ROOM

14'0" x 12'11"

A lovely sized, south facing reception room with double glazed window to the front, radiator.

DINING ROOM

12'1" x 11'9"

A further good sized reception with radiator, uPVC glazed sliding door opening onto the rear garden.

**KITCHEN**

11'9" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to the side, tiled splashbacks, recessed ceiling spotlights, uPVC glazed door opening onto the rear garden.

FIRST FLOOR**LANDING**

With double glazed window to the side, airing cupboard, access to part boarded loft space with retracting ladder and light and also housing the combination boiler.

BEDROOM 1

13'3" x 10'0"

A good sized double bedroom with double glazed window to the front, radiator, built in storage.

BEDROOM 2

11'10" max x 9'11"

A further double bedroom with double glazed window to the front, radiator.

BEDROOM 3

8'11" x 7'5"

A single bedroom with double glazed window to the rear, radiator, built in storage.

BEDROOM 4

8'11" x 7'1"

A further single bedroom with double glazed window to the rear, radiator.

SHOWER ROOM

8'11" x 5'1"

Fitted with a three-piece suite comprising low level WC, walk in shower, vanity wash hand basin, partially tiled walls, frosted double glazed window to the side.

OUTSIDE**FRONT**

A low maintenance front garden with stone chippings, paved driveway measuring approximately 63'10" x 7'08", providing parking for several vehicles, and leading to the main entrance, garage and gate into the rear garden.

REAR

45'11" at longest x 29'11" at widest
The rear opens to a north facing, well maintained garden measuring approximately 46'03" at the longest x 30'10" at the widest. Much of the garden is laid to lawn with a paved seating area, pathways and enclosed by fencing.

GARAGE

A single garage with garage door to the driveway.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

