

27 Widecombe Avenue



**£260,000**

# 27 Widecombe Avenue

\*\*\*\*\*VIEWING AVAILABLE DURING LOCKDOWN\*\*\*\*\*

We are delighted to offer to the market a 3 bedroom detached family home. Some of the highlights of this property are the large rear garden, its space, the conservatory and its marvellous location.

Although some modernisation is needed, the property offers an abundance of potential. Access to the ground floor is via the entrance hall, leading through to the large lounge and then through into the bright and airy dining room. The kitchen is accessed from the hallway which then leads you into the side lobby and from there, access to the conservatory, guest

## GROUND FLOOR

uPVC double glazed sliding door leading into porch.

### Porch

Courtesy light, tiled floor, door with side panel window leading into entrance hall

### Entrance Hall

Multiple power points, ceiling light point, radiator with thermostatic control, cupboard housing utility meters, stairs to first floor landing, doors to lounge and to kitchen, wall mounted heating thermostat control.



### Lounge 3.93m (12' 11") x 3.45m (11' 4")

uPVC double glazed window to the front, radiator, feature fireplace with tile hearth and inset multi fuel burner, TV point, multiple power points, ceiling light point, opening into dining room



### Dining Room 3.38m (11' 1") x 2.95m (9' 8")

uPVC double glazed window to the rear and overlooking the rear garden, radiator with thermostatic control, multiple power points, ceiling light point, serving hatch to kitchen, ample space for large family dining table and chairs.

### Kitchen 3.38m (11' 1") x 2.47m (8' 1")

uPVC double glazed window to the rear, tiled floor, fitted kitchen with matching wall and base units in an oak, shaker style finish and incorporating a range of cupboards and drawers. Integrated fan assisted oven and grill, space and plumbing for washing machine. Counter top over with tile splashbacks, inset one and half bowl stainless steel sink and drainer with mixer tap, inset four burner gas hob with extractor hood over, wall mounted Glow Worm gas central heating boiler, ceiling light point, multiple power points, door to under stairs larder cupboard, uPVC double glazed door leading into rear lobby.

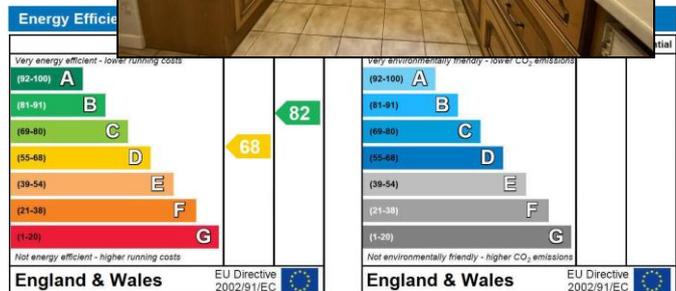


### Rear Lobby

Power points, door to integral garage, door to guest WC and double glazed door leading into conservatory, power points, ceiling light point.

### Conservatory 4.67m (15' 4") x 2.40m (7' 10")

Brick based with uPVC double glazed French doors leading onto rear patio and into rear garden, uPVC double glazed windows, polycarbonate roof, multiple power points, tiled floor, three wall light points.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Guest Cloakroom

uPVC double glazed window to the rear elevation, tiled floor, close coupled WC, wall mounted wash hand basin with tile splash back, ceiling light point.

### Integral Garage 5.03m (16' 6") x 2.53m (8' 4")

Metal up and over door, power and lighting

## FIRST FLOOR

### Landing

uPVC double glazed opaque window to the side, ceiling light point, doors to three bedrooms, family bathroom and separate WC.

### Bedroom 1 4.23m (13' 11") x 3.24m (10' 8") max

uPVC double glazed window to the front, an extensive range of fitted bedroom furniture including wardrobes, overhead cupboards, bedside tables and dressing table with ample drawer space. Radiator with thermostatic control, multiple power points, ceiling light point, ample space for large double bed

### Bedroom 2 3.24m (10' 8") x 3.08m (10' 1") max

uPVC double glazed window to the rear, hatch to loft space, door to airing cupboard with storage and housing hot water cylinder, fitted wardrobes, radiator with thermostatic control, ceiling light point, power points. Double bed sized room

### Bedroom 3 3.02m (9' 11") x 2.21m (7' 3") max

uPVC double glazed window to the front, radiator, fitted wardrobes, ceiling light point, multiple power points..

### Bathroom 2.20m (7' 3") x 1.67m (5' 6")

A double sized shower cubicle with wall mounted shower system over, vanity unto the cupboards under and top mounted sink with mixer tap, radiator, ceiling light point, extractor, uPVC double glazed opaque window to the rear, fully tiled walls, wood effect laminate flooring.

### WC

uPVC double glazed opaque window to the side, close coupled WC, ceiling light point.

## OUTSIDE

To the front:- A block paved driveway leading to the front of the property and to the garage and providing off road parking for two vehicles. Lawn and borders of shrubs and trees. Block paved path to side and through gate to rear of the property.

To the rear:- A good sized mature garden with an abundance of shrubs trees and planting set in shaped borders surrounding a central lawned area, paved patio ideal for outdoor dining and path to rear, outside light, outside tap

