

**Price £220,000**



**10 WESTCROFT ROAD, ST. BUDEAUX, PLYMOUTH, PL5 1PF**

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

A beautifully presented two bedroom semi detached bungalow which has been the subject of recent modernisation by the current owners, to include installation of a new kitchen with integrated appliances, utility room and shower room, redecoration and flooring throughout in tasteful, neutral colours and a partial rewire with consumer unit. The living accommodation comprises, entrance porch, entrance hall, lounge with French doors overlooking the rear garden, modern fitted kitchen with integrated appliances, utility room, two double bedrooms and a family shower room. Externally, there are generous front and rear gardens.

The property benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

### LIVING ACCOMMODATION

Approached through PVCu double glazed door to:

#### ENTRANCE PORCH

Door to:

#### ENTRANCE HALL

Doors to all accommodation.

#### LOUNGE

PVCu double glazed French doors with Juliette balcony overlooking the garden, living flame effect electric fire, radiator.

#### KITCHEN

Roll edge worksurfaces with white gloss cupboards and drawers under, sink drainer with one and a half bowl unit and mixer tap, built in electric oven and four ring hob with extractor hood over, built in fridge freezer and dishwasher, PVCu double glazed window to the side and door to:

#### REAR PORCH

Door to garden and door to:

#### UTILITY ROOM

Roll edge worksurfaces incorporating a single drainer and one and a half bowl sink unit with mixer tap, plumbing for the washing machine, wall mounted gas boiler which serves domestic hot water and the heating system, PVCu double glazed window to the rear.

#### BEDROOM ONE

PVCu double glazed bay window to the front, radiator.

#### BEDROOM TWO

PVCu double glazed window to front, radiator.

#### SHOWER ROOM

Recently fitted suite comprising tiled shower cubicle with inset rain head shower, low level WC, wash hand basin with cupboards under, heated towel rail, PVCu double glazed frosted window to the side.

#### EXTERNAL

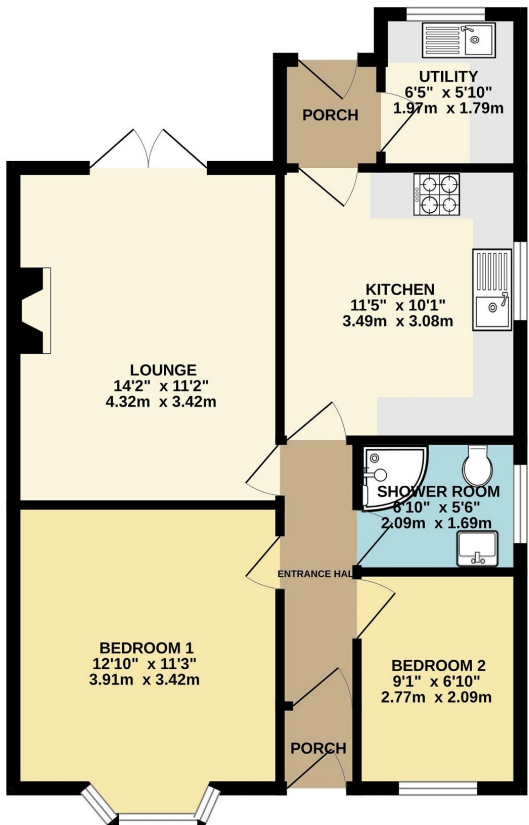
To the front of the property, there is a pathway that leads to the front with an adjacent lawned garden. To the rear of property, the garden is level, predominantly laid to lawn and is enclosed by fence boundaries.



**PLYMOUTH**

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.  
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 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1,722.68 (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.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

