



205 Westfield

Plympton, Plymouth, Devon, PL7 2EH

Guide Price £250,000



Property

No onward chain. Much improved, extended three bedroom terraced house presented in beautiful order, situated in the popular development of Westfield. Internal viewing is strongly recommended.

The property briefly comprises: Entrance hall, sitting room, kitchen/dining room, sun room, utility room/w.c, office, store room, partial garage, three bedrooms, bathroom, off road parking, gardens, UPVC double glazing and gas fired central heating.

Accommodation

Front door leads into:

Storm Porch

With entrance door leading to:

Hallway

Staircase rises to the first floor, radiator, door to:

Sitting Room – 14' x 6 x 11' 6 (4.46m x 3.54m)

UPVC double glazed window overlooking the front garden, radiator, double panelled doors lead to:

Kitchen/Dining Room – 17' 9 x 11' 7 (5.46m x 3.57m)

Delightful room with range of kitchen cupboards, one and half bowl sink unit with mixer taps, integrated appliances including fridge/freezer, dishwasher, double oven/grill, 5-ring gas hob with



Kitchen/Dining Room Continued

stainless steel hood over, tiled flooring, built-in shelving unit, radiator, UPVC double glazed window to the rear and door leading to the sun room, walk-in pantry cupboard with ample storage and shelving, central island unit with breakfast bar and shelving below.

Sun Room – 9' 5 x 8' 9 (2.89m x 2.72m)

UPVC double glazed windows and external door to the rear courtyard garden.

Utility Room – 9' x 8' 9 (2.75 x 2.70m) overall inc w.c.

Space and plumbing for automatic washing machine.



Cloakroom/W.C.

with low level w.c. and wash hand basin.

Office – 8' 6 x 5' 8 (2.63m x 1.78m)

UPVC double glazed window to the side, wall mounted Worcester combination gas boiler.

From the hallway, staircase rises to:

First Floor Landing

Access to loft, built-in linen cupboard with slatted shelving.

Bathroom – 8' 7 x 5' 9 (2.66m x 1.80m)

Panelled bath, pedestal wash hand basin, low level w.c., separate shower cubicle housing Triton electric shower, heated towel rail/radiator.

Bathroom Continued

Obscure UPVC double glazed window to the rear.

Bedroom 1 – 12' x 11' 7 (3.67m x 3.58m)

Two UPVC double glazed windows to the rear, radiator, built-in wardrobe with hanging rail and shelving.

Bedroom 2 – 12' 8 x 8' 10 (3.91m x 2.73m)

UPVC double glazed window to the front, radiator, built-in wardrobe with hanging rail and shelving.

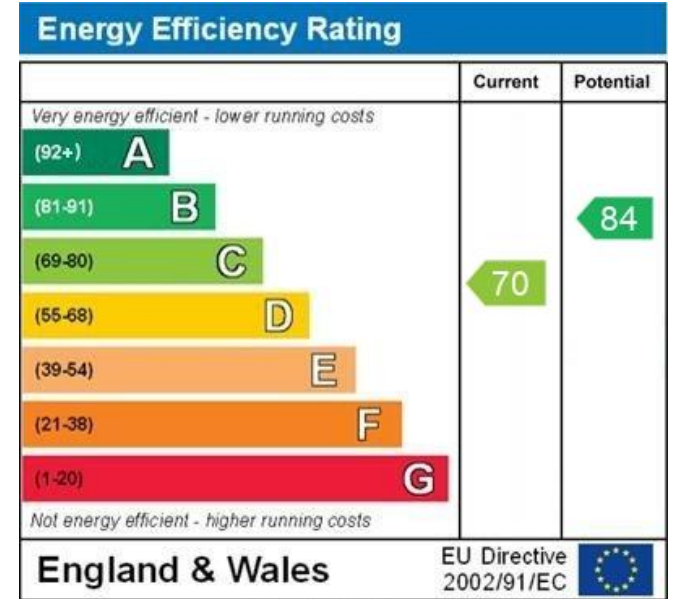
Bedroom 3 – 9' 9 x 8' 7 (3.03m x 2.66m) max

UPVC double glazed window to the front, radiator.

Outside

A pedestrian gate at the rear leads to an enclosed courtyard garden with access to the sun room and store room, which measures 10' 7 x 9' 2 (3.25m x 2.79m), this area is part of the former garage and is the process of being converted to provide additional living space. Within the courtyard there is a useful timber garden shed, a further pedestrian gate provides access to a hard standing parking area, suitable for two vehicles. There is an enclosed pretty, low maintenance, front garden with seating area, paved pathway leading to the front entrance door with bordering shrubs, water feature and small pond.

Postcode for SatNav: PL7 2EH



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VIEWINGS STRICTLY BY APPOINTMENT

Tel: 01822 665040
Mob: 07887 893217
Email: steve@steve-england.co.uk
Websites: www.steve-england.co.uk
www.rightmove.co.uk

Little Orchard, North Road, Yelverton,
Devon, PL20 6EE

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