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£170,000 FREEHOLD

A modern 2 double bedroom mid-terraced house, 1 allocated parking space, no onward chain, double glazed, centrally heated. The perfect first time buy or buy to let investment.

WESTBURY CLOSE, WHITLEIGH, PLYMOUTH



PROPERTY DETAILS

Being presented to the market with no onward chain is this modern 2 double bedroom mid-terraced house with allocated parking. Positioned in a convenient location being within easy reach of the A38, amenities, schools and transport links. The rear of the property enjoys a southerly aspect and open views towards woodland. Other benefits include being fully double glazed and centrally heated. The overall presentation of this property makes it the perfect first time buy or buy to let property and is ready to move straight into!

The accommodation is arranged over 2 levels and comprises of an entrance hall, modern fitted kitchen, good sized lounge/dining room, 2 double bedrooms and a three-piece bathroom suite.

**Council tax band – B
EPC - C**

Steps leading to a UPVC half glazed front door opening into the entrance hall. Outside shed housing a wall mounted boiler providing hot water and central heating

ENTRANCE HALL

Matwell, oak flooring, radiator, staircase to first floor, wall mounted fuse box. Doors lead off the entrance hall providing access to all ground floor rooms.

KITCHEN

9'2 x 7'3 (2.79m x 2.21m)

Fitted with a range of white base and eye level units, marble effect worktops, single bowl single drainer stainless steel sink and mixer tap, fitted single oven with 4 ring gas hob with extractor over and stainless steel splashback, part tiled walls, space for a fridge freezer, space for a dishwasher, coving to ceiling, UPVC double glazed leaded light window to front elevation, tiled flooring.

LOUNGE/DINING ROOM

13'5 x 13'4 max (4.09m x 4.07m)

Radiator, under stairs storage cupboard with fitted shelving, UPVC double glazed sliding patio doors leading out to the rear south-facing garden, coving to ceiling.

FIRST FLOOR

LANDING

Access to insulated loft space, built-in storage cupboard over stairs. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'4 x 11'11 max (4.07m x 3.63m)

A good sized double bedroom. UPVC double glazed window to rear elevation enjoying open views, radiator.

BEDROOM TWO

10'8 x 7'3 (3.25m x 2.21m)

UPVC double glazed leaded light window to front elevation, radiator.

BATHROOM

Fitted with a three-piece suite comprising of a panelled bath with fitted shower over, low level WC, glass bowl with stainless steel pedestal and stainless steel tap, UPVC double glazed leaded light window to front elevation, tiled flooring, fully tiled walls, shaving socket, ceiling spotlights.

OUTSIDE

The front garden is mainly laid to lawn with steps leading down to the front door. To the rear of the property is a fully enclosed south-facing garden with a large paved patio area and steps leading down to a further paved patio. A pedestrian gate provides rear access to an allocated parking space located immediately behind the property.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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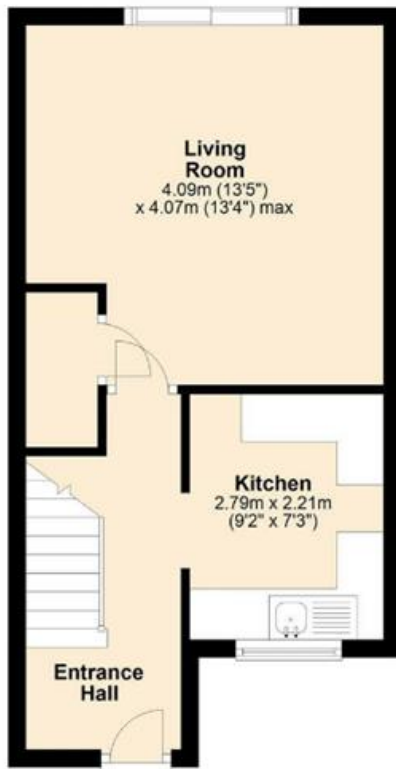
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



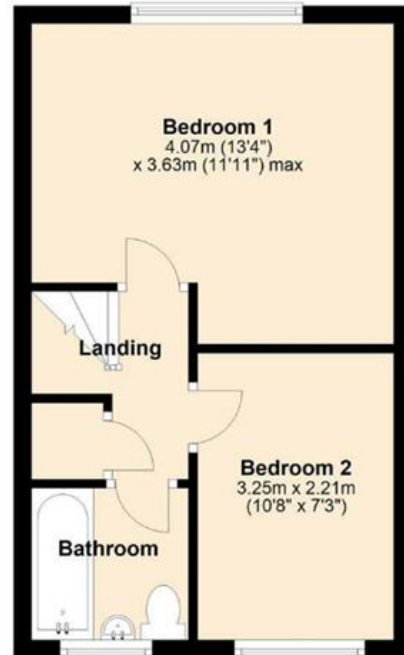
Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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