



23 Westfield

Plympton, Plymouth, PL7 2DZ

Guide Price £230,000



Well-presented end-terraced family home, situated close to local schools & amenities, comprising lounge & modern kitchen/diner, 3 bedrooms & family bathroom. Outside there are gardens to the front & rear together with a garage & off-road parking for 2 vehicles. Outside wc. No onward chain.



WESTFIELD, PLYMPTON, PLYMOUTH PL7 2DZ

ACCOMMODATION

uPVC double-glazed door, with obscured glass, opening into the entrance hall.

ENTRANCE HALL 15'2" x 5'10" (4.64 x 1.79)

Door opening to the lounge. Stairs rising to the first floor with under-stairs storage cupboard. uPVC obscured double-glazed window to the front elevation.

LOUNGE 14'5" x 11'6" (4.40 x 3.51)

Wooden door with inset glass panels opening into the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 17'8" x 8'11" (5.41 x 2.73)

Fitted with a range of matching white high-gloss base and wall-mounted units incorporating roll-edged laminate work surfaces with inset 4-ring gas hob and stainless-steel extractor over with one-&-a-half bowl composite sink and mixer tap. Integrated oven. Spaces for a washing machine and fridge/freezer. uPVC double-glazed door opening to the rear garden. uPVC double-glazed window to the rear elevation. In the dining area there are sliding uPVC double-glazed patio doors opening to the garden.

FIRST FLOOR LANDING 10'5" x 5'10" (3.18 x 1.79)

Providing access to the first floor accommodation.

BEDROOM ONE 12'8" x 11'6" (3.88 x 3.51)

uPVC double-glazed window to the front elevation. Storage cupboard with shelving.

BEDROOM TWO 11'8" x 10'11" (3.58 x 3.34)

Double uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'3" x 5'11" (2.84 x 1.82)

uPVC double-glazed window to the front elevation.

BATHROOM 7'4" x 5'11" (2.26 x 1.82)

Fitted with a matching suite comprising bath with mixer tap and electric shower over, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation. Access hatch to loft void.

OUTSIDE

To the front the property is approached via a slabbed walkway, bordered on one side by decorative stone, wood chips and mature shrubs and bushes. To the rear the garden includes a paved seating area bordered by raised planters. Rear access gate. There is parking for 2 cars to the rear of the property, behind the garage.

GARAGE 17'7" x 8'9" (5.36 x 2.69)

Up-&-over door. Power and light.

OUTSIDE WC 6'1" x 2'9" (1.87 x 0.84)

High-level cistern wc.

AGENT'S NOTE

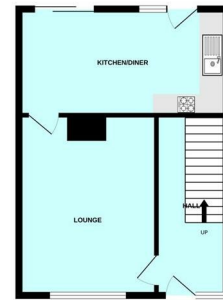
Plymouth City Council
Council Tax Band: B

Area Map

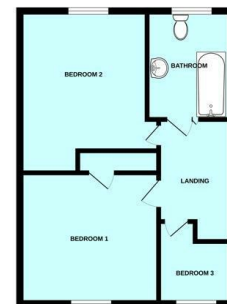


Floor Plans

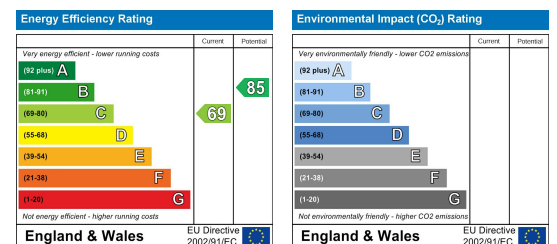
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.