



## 185 Westfield

Plympton, Plymouth, PL7 2EL

**Offers Over £200,000**



Spacious family home situated in the Westfield area of Plympton, being sold with no onward chain. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, 3 bedrooms, bathroom & separate wc. The property also benefits from front & rear gardens.



WESTFIELD, PLYMPTON, PL7 2EL

ACCOMMODATION

uPVC double-glazed patterned glass door opening into the entrance hall.

ENTRANCE HALL 6'9" x 6'5" (2.08 x 1.96)

Doorway leading through to the lounge/diner Stairs ascending to the first floor landing.

LOUNGE/DINER 18'7" x 16'7" (5.68m x 5.07m)

(lounge area 5.08 x 3.33) (dining area 4.09 x 2.23) Under-stairs storage cupboards. Doorway opening into the kitchen. Single-glazed aluminium-frame to the rear elevation. Single-glazed aluminium-framed sliding patio door providing access to the rear garden. There is a small stud partition wall encroaching into the room, so the room could be closed off into 2 separate rooms if required.

KITCHEN 9'9" x 8'2" (2.99 x 2.49)

Matching base and wall-mounted units with square-edged laminate worktop. Stainless-steel sink with separate taps over. Space for cooker. Space for washing machine. Space for upright fridge-freezer. Wall-mounted boiler. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 12'9" x 5'11" (3.89 x 1.82)

Doors providing access to the first floor accommodation. Storage cupboard. Up-&-over hatch providing access to the insulated loft space.

BEDROOM ONE 11'11" x 10'4" (3.64 x 3.16)

Space for a sliding door wardrobe or a separate wardrobe. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 12'5" x 8'3" (3.80 x 2.54)

uPVC double-glazed window to the front elevation with pleasant views over the fields.

BEDROOM THREE 8'0" x 6'0" (2.45 x 1.83)

uPVC double-glazed window to the rear elevation.

BATHROOM 5'4" x 5'2" (1.65 x 1.58)

Comprising a white panelled bath with mixer tap and an electric shower over and a white pedestal wash basin. Obscured uPVC window to the front elevation.

SEPARATE WC 5'5" x 2'5" (1.66 x 0.75)

Fitted with a low level wc. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

Access to the property is gained from a public walkway directly opposite, leading to the 3-tiered front garden. The front garden is mainly laid to lawn and bordered by mature shrubs and bushes. The rear garden is also tiered with steps up through providing access to the rear wooden gate. There is a patio area to the lower level, a part artificial lawn and part stone mid level and a further patio area and block-built shed to the upper level. The rear garden is fully-enclosed and has a very sunny aspect.

AGENT'S NOTE

In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is related to a member of staff at Julian Marks Estate Agents.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

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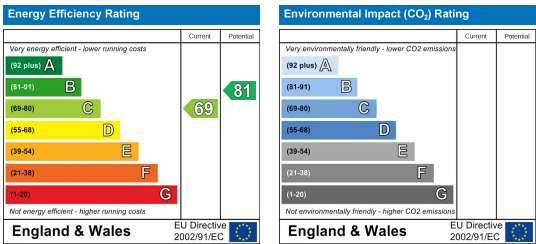
Area Map



Floor Plans



Energy Efficiency Graph



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