Julian Marks | PEOPLE, PASSION AND SERVICE



60 Weston Park Road

Peverell, Plymouth, PL3 4NW

£270,000









An extended semi-detached family home in Peverell which is a Laing Easiform construction & has off-road parking to the fore. The accommodation comprises a porch, entrance hall, lounge, open-plan kitchen/diner/family room & bathroom on the ground floor. There are 4 bedrooms with the master having a dressing area & en-suite on the first floor. There is a front & enclosed rear garden with patio & a large section of astro turf.



WESTON PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NW

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door into the porch.

PORCH 3'10" x 2'7" (1.18 x 0.79)

uPVC double-glazed windows to either side. Wooden door with glazed panels opens into the entrance hall.

ENTRANCE HALL 12'4" x 5'8" (3.77 x 1.74)

Staircase rising to the first floor landing with under stairs storage cupboards. Doors leading off to the lounge, kitchen/diner & bathroom.

LOUNGE 19'5" x 9'9" (5.92 x 2.98)

Triple aspect room with sliding uPVC double-glazed door to the front & rear. Two uPVC double-glazed windows to the side. Contemporary wall mounted upright radiator.

BATHROOM 7'6" x 5'8" (2.29 x 1.73)

Matching suite of panelled bath with bi-folding shower screen & fitted shower over. Close coupled wc & pedestal wash hand basin. Tiled walls. Heated towel rail. Obscured uPVC double-glazed window to the rear.

KITCHEN/DINER 20'2" x 11'11" plus the bay (6.16 x 3.64 plus the bay)

Attractive matching base & wall mounted units to include fitted oven, fridge freezer & dishwasher. Roll edge laminate work surfaces have inset 1.5 bowl ceramic sink unit with mixer tap & black brick style splash back. uPVC double-glazed window to the rear & uPVC double glazed door opening to the rear garden. Ample space for a dining table & sofas to make it a family room. Wall mounted contemporary upright radiator. uPVC double-glazed bay window to the front.

FIRST FLOOR LANDING 12'4" x 8'5" (3.78 x 2.57)

Doors leading off to the bedrooms. Access hatch to roof void. uPVC double-glazed window to the front.

BEDROOM ONE 13'9" x 9'7" (4.21 x 2.94)

uPVC double-glazed window to the front with secondary glazed window. uPVC double-glazed window to the side. Dual aspect room. Pine cladding to the wall. Bi-folding doors open into the dressing area.

DRESSING AREA 5'3" x 6'2" (1.62 x 1.89)

Pine cladding to walls. uPVC double-glazed window to the rear. Door into the en-suite.

EN-SUITE 7'3" x 3'1" (2.21 x 0.96)

Matching suite of close coupled wc, pedestal wash hand basin & shower cubical with fitted shower. Tiled walls. Obscured uPVC double-glazed window to the rear.

BEDROOM TWO to be confirmed (to be confirmed)

 $\ensuremath{\mathsf{uPVC}}$ double-glazed window to the rear.

BEDROOM THREE to be confirmed (to be confirmed)

uPVC double-glazed window to the front. Open storage area.

BEDROOM FOUR to be confirmed (to be confirmed)

uPVC double-glazed window to the rear. Wall mounted Ideal Logic boiler.

OUTSIDE

The property is approached via a driveway allowing off-road parking for up to 2 vehicles. A couple of steps to one side lead up to a path, leading to the front door, which has a section of lawn to one side.

GARDEN

To the rear an enclosed garden with door into a utility shed which has space for a tumble dryer & plumbing for a washing machine. A paved patio seating area. A couple of steps lead up to one side where there is a path running along the garden, with flower bed to one side. A section of astroturf to the other. Wooden garden shed. Further purpose built garden shed to one corner.

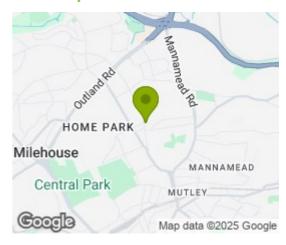
COUNCIL TAX

Plymouth City Council Council Tax Band: B

SERVICES PLYMOUTH

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

Area Map



Floor Plans

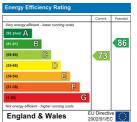
GROUND FLOOR

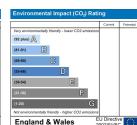


1ST FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.