



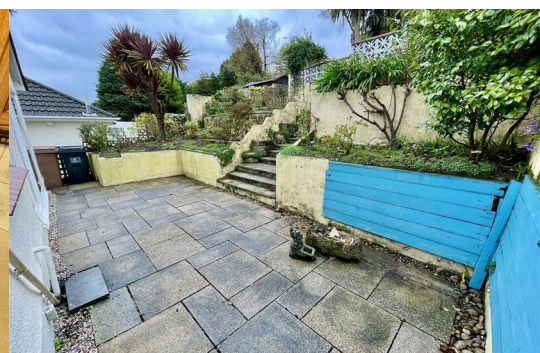
## 49 Weston Mill Hill

Weston Mill, Plymouth, PL5 2AR

£230,000



A well proportioned detached bungalow being sold vacant with no onward chain. The benefit of gas fired central heating with a Worcester Bosch boiler installed in 2012 & uPVC double-glazing. The property comprises a reception hall/study area, lounge/dining room, fitted kitchen, shower room, 3 bedrooms, the 3rd bedroom currently laid out as a dining room. There is a single lock up garage in a block.





WESTON MILL HILL, WESTON MILL, PLYMOUTH, PL5 2AR

SUMMARY

The property was built in the 1960s & has been in the same family ownership since the late 1980s. Maintained over the years & would benefit from a program of upgrading & improvement to be brought up to a modern uniform standard, offering good potential.

LOCATION

Found in Weston Mill with a variety of local services & amenities in the area, including schools, shops & bus services nearby.

ACCOMMODATION

uPVC double-glazed door into;

HALL 11'8 x 10'4 maximum (3.56m x 3.15m maximum)

'L-shaped'. Spacious & can be used as a study area. Cupboard housing the mains gas & electric meters. Access hatch to an insulated loft with lighting & partially boarded.

LOUNGE 14' x 13'6 maximum (4.27m x 4.11m maximum)

Good-sized lounge/dining room with windows to the side & rear with sliding patio door overlooking the rear garden. Fireplace with electric heater.

KITCHEN 13'6 x 7'7 maximum (4.11m x 2.31m maximum)

A good-sized fitted kitchen. A range of cupboard & drawer storage with integrated appliances which include a Bendix 4 ring hob, Neff dual oven/grill, 1.5 bowl sink unit & Worcester Greenstar gas fired boiler servicing the gas central heating & domestic hot water.

BEDROOM ONE 11'8 x 11'2 (3.56m x 3.40m)

BEDROOM TWO 11'8 x 8'5 (3.56m x 2.57m)

BEDROOM THREE/DINING ROOM 10'4 x 7'11 (3.15m x 2.41m)

Presently laid out as a dining room.

SHOWER ROOM

Comprises an upgraded shower including Mira Jump electrically heated shower, wash hand basin & wc.

EXTERNALLY

Mature gardens to the front. Laid to lawn with borders containing a variety of mature bushes & shrubs. Side access pathway on one side & access on the other side as well. To the rear a generous-sized largely southerly-facing rear garden with wide paved patio next to the property. Steps lead up to a further mature garden area with a variety of specimen bushes, shrubs & plants. The garden having a semi-tropical feel and enjoying a relatively sheltered position from the prevailing winds. About 100 meters away is a single garage in a close by block (blue door 3rd from right).

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

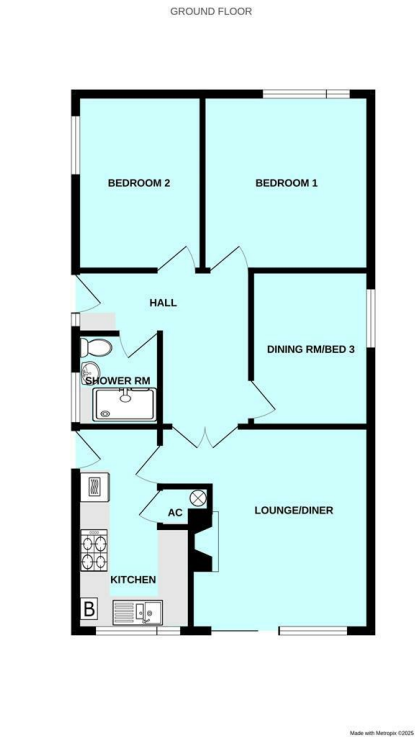
SERVICES PLYMOUTH

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

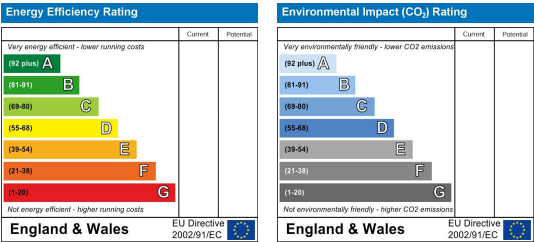
Area Map



Floor Plans



Energy Efficiency Graph



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