



244 Westfield, Plympton PL7 2EP



Guide Price £250,000

Accommodation

A part frosted glazed front door leads to an Entrance Porch which has a new flat roof covering, frosted windows to the front and side, useful coat hanging space and a part frosted glazed inner door to the Entrance Hall with stairs to the first floor, an under stairs storage cupboard and doors to the downstairs rooms.

The Sitting room is an excellent size with a large picture window overlooking the grassy area to the front and multi paned glazed door leading to the Kitchen/Dining Room which is divided into two areas with Dining Area benefitting from a large sliding glazed door to the rear garden and an open aspect leading through to the Kitchen, which has a fully glazed door with sidelights leading to the rear and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a 1½ bowl sink unit with mixer tap, electric oven with electric hob and extractor over, a cupboard housing the wall mounted combi boiler and spaces for washing machine, dishwasher and fridge/freezer. There is also a Downstairs WC off the hallway with a frosted window to the front, a low level WC and a wall mounted hand basin with splashback tiling and mirror over.

Stairs rise from the entrance hall to the First Floor Landing which has a loft hatch and deep storage cupboard and doors to all upstairs rooms. Bedroom 1 has a window to the front overlooking green spaces and a built-in double wardrobe. Bedroom 2 enjoys a lovely view to the south-west towards Saltram Park, a built-in wardrobe with sliding mirror-fronted doors and half wooden panelled walls. Bedroom 3 is a good sized single room with a window to the front, a cupboard over the stairs providing useful hanging and storage space and a built-in desk unit. The Bathroom has a frosted window to the rear and is fitted with a suite comprising panelled bath with electric shower over, tiled surround and shower screen, a pedestal hand basin with display shelf and mirror over, low level WC, heated towel rail and half tiled walls.



Outside

To the front of the property is a small garden bounded by low walls with an opening and path to the front door, the remainder being gravelled for low maintenance.

The rear garden has been landscaped for ease of use with a raised deck immediately outside the kitchen and a paved area outside the dining room. Steps lead down from here to the rear pedestrian gate and bin storage, and there is also a lovely example of a mature cordyline australis tree. The remainder is laid to artificial grass and perimeters are of brick wall with fence above to provide seclusion and privacy. The garden also benefits from views to the north-west towards Boringdon and Dartmoor National Park beyond.

Garage and Parking

There is a single garage en-bloc which has recently been fitted with a new roof, providing an excellent dry space for storage, workshop, etc. Parking in front is available for one car with further parking easily available on-street.

Further information

Please scan the QR code below to view Material Information relating to this property:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM



Approximate Gross Internal Floor Area = 94.2 sq m / 1015 sq ft

Garage Area = 13.8 sq m / 149 sq ft

Outbuilding Area = 2.3 sq m / 25 sq ft

Total Area = 110.3 sq m / 1189 sq ft

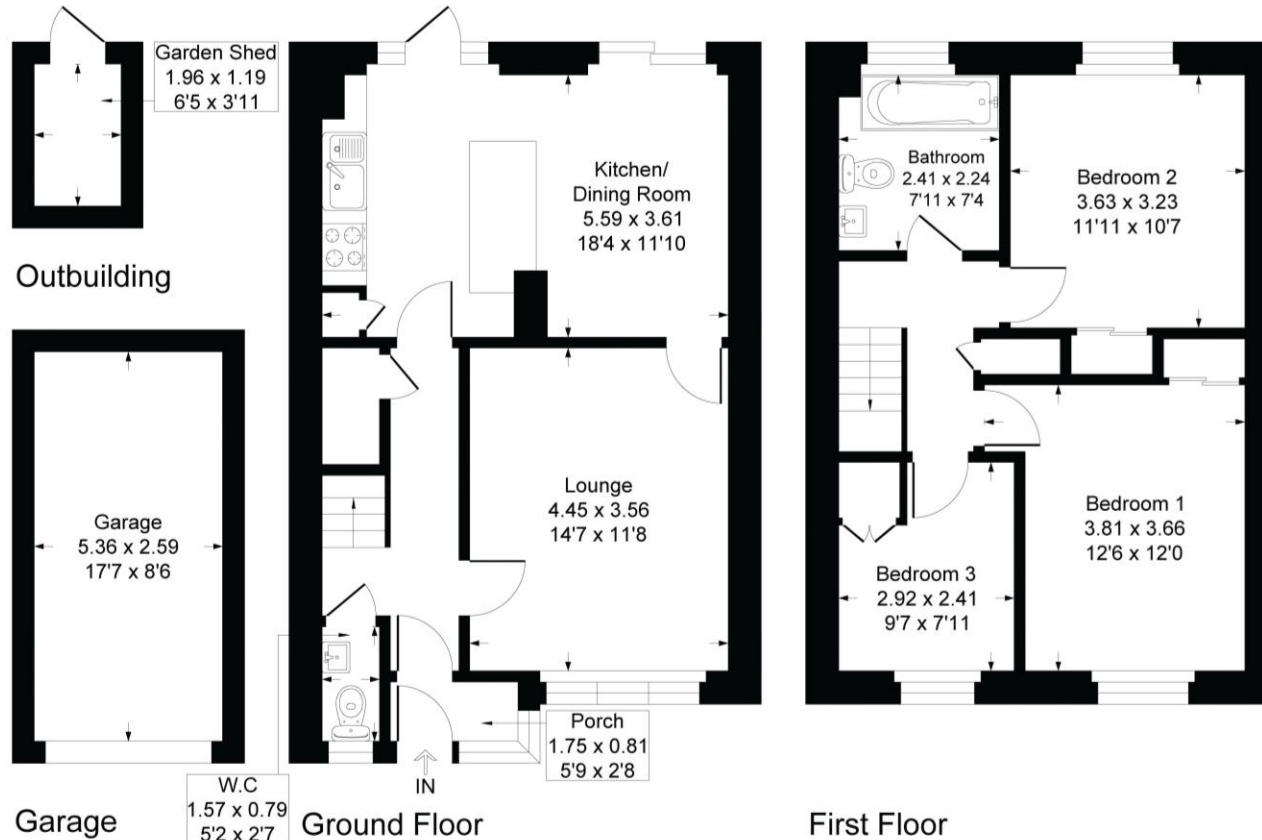


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com