



**Connells**

Westfield  
Plymouth



## Property Description

Welcoming to the market is this well-presented three bedroom, mid-terraced family home in the heart of Westfield, Plympton.

The accommodation comprises of a spacious lounge through to a separate dining room, kitchen with wall and base units with access to the rear garden and outside WC.

Upstairs, there are three good sized bedrooms and a family bathroom with shower over the bath.

Benefiting from a private enclosed rear garden with views over Plympton, perfect for those summer evenings, entertaining, barbecues and is safe and is secure for children and pets to play. There is a garage in the block and off road parking. Gas central heating and uPVC double glazing throughout.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, Chaddlewood Primary school and Plympton Academy.

This perfect family home has fantastic access to shops, public transport and local amenities. In need of some modernisation, makes this property the perfect opportunity to put your stamp on it making it your dream home.

## Entrance Hall

Double glazed door to the front elevation, door access to lounge and kitchen under stairs storage, stairs to first floor, radiator

## Lounge

11' 5" x 14' 9" ( 3.48m x 4.50m )

Double glazed window to the front elevation, door access to dining room, radiator

## Dining Room

8' 5" x 11' 8" ( 2.57m x 3.56m )

Double glazed window to the rear elevation, door access to kitchen, radiator

## Kitchen

8' 8" x 11' 8" ( 2.64m x 3.56m )

Double glazed window and door to the rear elevation, range of wall and base units, sink and drainer, space for washing machine, fridge freezer and cooker, part tiled, radiator

## Landing

Door access to bedrooms and bathroom, loft access, airing cupboard

### **Bedroom One**

12' x 11' 6" ( 3.66m x 3.51m )

Double glazed window to the front elevation, built in wardrobes, radiator

### **Bedroom Two**

8' 6" x 12' 6" ( 2.59m x 3.81m )

Two double glazed window to the rear elevation, built in wardrobes, radiator

### **Bedroom Three**

8' 9" x 9' 7" ( 2.67m x 2.92m )

Double glazed window to the front elevation, built in cupboard, radiator

### **Bathroom**

Double glazed obscure glass window to the rear elevation, bath with shower over, low level WC, wash hand basin, part tiled, radiator

### **Gardens**

Enclosed level access front garden with shrubs. Enclosed rear garden with outside WC, patio and grass area

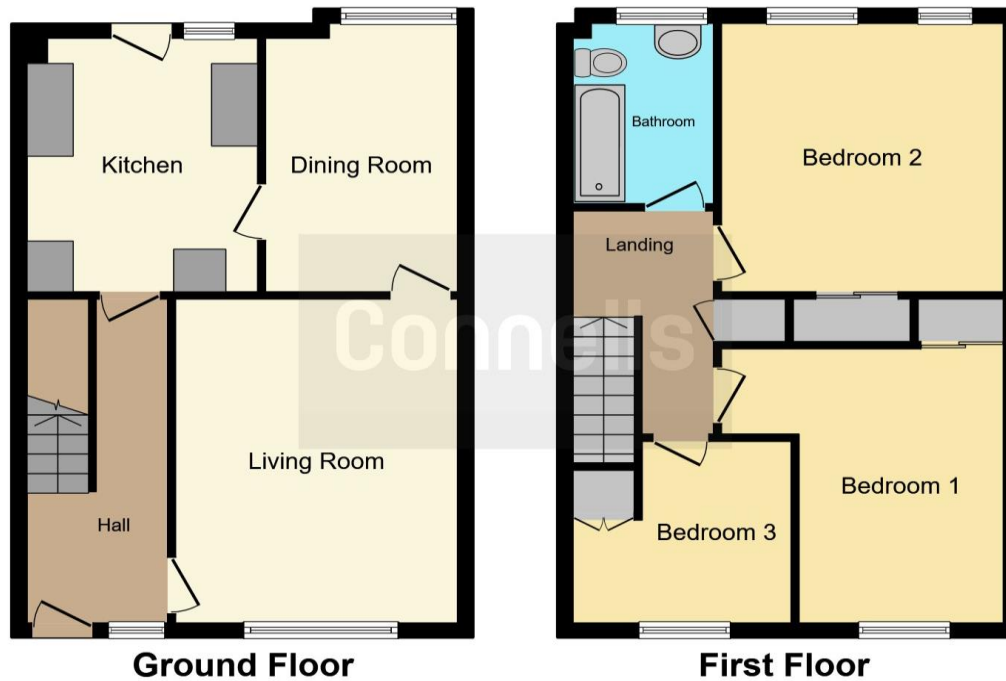
### **Parking**

Parking to the front of the garage

### **Garage**

Garage in block





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

**T 01752 345 135**  
**E plympton@connells.co.uk**

110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

**EPC Rating: C**

**view this property online [connells.co.uk/Property/PLN306909](https://www.connells.co.uk/Property/PLN306909)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: PLN306909 - 0002