





## Property Description

Situated in the sought-after residential area of Westfield, Plympton (PL7), this well-presented three bedroom end-terraced house offers generous and well-balanced accommodation, ideal for first time buyers, upsizers or investors. The property is offered to the market with no onward chain.

The ground floor features a light and airy living room, creating a welcoming space for everyday living. This is complemented by a new modern fitted kitchen, finished to a contemporary standard, along with a separate dining room providing an excellent space for family meals and entertaining. Further benefits include a utility room and a downstairs WC, adding practicality and flexibility.

Upstairs, there are three well-proportioned bedrooms, all enjoying good natural light. Completing the accommodation is a new modern family bathroom, fitted with a stylish suite including a bath and separate shower cubicle, ideal for modern family living. Externally, the property benefits from front and rear gardens, offering space for outdoor enjoyment. A garage located to the rear provides secure parking or additional storage.

The location is particularly convenient, being within walking distance of Chaddlewood Primary School, Glen Park Primary School and Plympton Academy. Local amenities, main bus routes and easy access to the A38 Devon Expressway are all close by, making this an excellent choice for commuters and families alike.

### Entrance Hall

Double glazed door to the front aspect, stairs to first floor, understairs cupboard, door access to lounge and kitchen, radiator

### Lounge

14' 8" max x 11' 5" max ( 4.47m max x 3.48m max )

Double glazed window to the front aspect, radiator

### Kitchen

12' 1" max x 9' max ( 3.68m max x 2.74m max )

Double glazed door to the rear aspect, modern fitted kitchen with wall and base units, 'Cuisinemaster' double oven, 5 ring gas hob, extractor hood, undermount sink and mixer tap, space for fridge freezer, access to dining room

### Dining Room

12' 2" max x 8' 8" max ( 3.71m max x 2.64m max )

Double glazed patio doors to the rear aspect, radiator



## Landing

Door access to bedrooms and bathroom, loft access

## Bedroom One

11' 11" max x 11' 9" To wardrobe ( 3.63m max x 3.58m To wardrobe )

Two double glazed windows to the rear aspect, built in wardrobe, radiator

## Bedroom Two

12' 7" max x 11' 9" To wardrobe ( 3.84m max x 3.58m To wardrobe )

Double glazed window to the front aspect, radiator

## Bedroom Three

9' 8" max x 9' 2" max ( 2.95m max x 2.79m max )

Double glazed window to the rear aspect, built in cupboard, radiator

## Bathroom

9' 2" max x 5' 11" max ( 2.79m max x 1.80m max )

Double glazed obscured window to the front aspect, modern four piece suite comprising of freestanding bath, wash hand basin, low level WC, quadrant shower cubicle, vertical radiator

## Front Garden

Laid to lawn, steps leading to front door

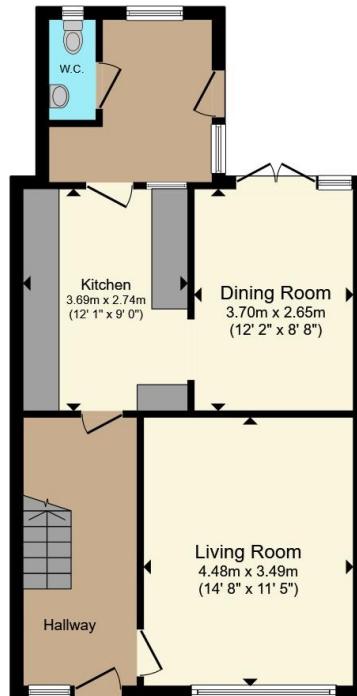
## Rear Garden

Fully enclosed, tiered with patio area, laid to lawn and decking area

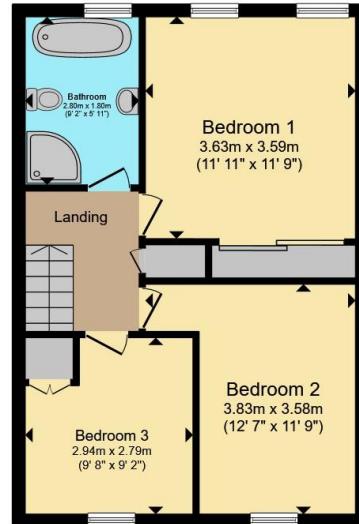
## Garage

Garage in block to the rear





**Ground Floor**



**First Floor**

Total floor area 98.6 m<sup>2</sup> (1,061 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
 Band: C



Tenure: Freehold



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