



Westfield, Plymouth PL7 2EA

welcome to

Westfield, Plymouth

*** GARAGE & DRIVEWAY ***

A fantastic opportunity to purchase this TWO DOUBLE bedroom terraced property with a SPACIOUS lounge, a KITCHEN/DINER, with a LOW MAINTENANCE front and rear GARDENS with a GARAGE and DRIVEWAY. Call Fox & Sons today to arrange your viewing!



Entrance Porch

Double glazed windows to front elevation.

Lounge

18' 7" x 10' 8" (5.66m x 3.25m)

Double glazed windows to front elevation, radiator, stairs to

Kitchen/Diner

18' x 10' 7" (5.49m x 3.23m)

A fitted kitchen with space for a dining table, two radiators, double glazed windows to rear elevation, door to garden, space for appliances and storage cupboard.

First Floor Landing

Access to both bedrooms, bathroom and loft access.

Bedroom 1

18' 3" max x 10' 1" max (5.56m max x 3.07m max)

Double glazed window to front elevation, built in wardrobe and radiator.

Bedroom 2

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to rear elevation, wardrobe and radiator.

Bathroom

A bath with shower, sink, WC, radiator and double glazed frosted window to rear elevation.

Front Garden

Footpath to front door with lawn.

Rear Garden

A courtyard rear garden leading to the garage and driveway.

Garage

A single garage with driveway to front.



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



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welcome to Westfield, Plymouth

- Two Double Bedrooms
- Spacious Lounge
- Terraced Property
- Popular Location
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104325 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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