



**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](http://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

offers over  
**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PYP104325 - 0006

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fox & sons



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