



West Park Drive, Plymouth PL7 2GZ

welcome to

West Park Drive, Plymouth

*** FANTASTIC FIRST TIME BUY ***

A wonderful opportunity to purchase this TWO BEDROOM home in a PRIME location, walking distance to SHOPS and TRANSPORT LINKS. TWO CAR PARKING on DRIVE. WE EXPECT HIGH INTEREST so CALL fox and sons TODAY!



Entrance Hall

6' 11" Max x 2' 9" Max (2.11m Max x 0.84m Max)

As you enter the property, you will see 2 storage cupboards to the right and access to the kitchen to the left. The lounge is straight through to the front.

Kitchen

9' 6" Max x 5' 6" Max (2.90m Max x 1.68m Max)

In the kitchen, there is a space for appliances, washing machine, cooker with plenty of storage cupboards. A double glazed window is situated to the rear wall of the kitchen.

Lounge

13' 9" Max x 12' 4" Max (4.19m Max x 3.76m Max)

A very warm lounge with access to the garden via a sliding door. An electric fireplace is also in situ with space for furniture. A double glazed window is located to the left of the room along with the sliding door.

Landing

The landing has access to the bathroom, bedroom 1 and bedroom 2. A loft hatch is also in place.

Bedroom 1

10' 7" Max x 10' 3" Max (3.23m Max x 3.12m Max)

This well sized bedroom has space for a bed and furniture with a storage cupboard. The bathroom also has a double glazed window on the rear wall.

Bedroom 2

8' 6" Max x 7' 8" Max (2.59m Max x 2.34m Max)

Bedroom 2 is again, well portioned and has space for a bed and furniture with a double glazed window to the rear wall.

Bathroom

A frosted double glazed window, a hand wash basin, an electric shower and a bath.

Garden

The garden offers some patio and stones, all enclosed by secure fencing. A shed is also located at the bottom of the garden. Access to the street and drive way via a gate.

Driveway

A drive with space for 2 car parking.



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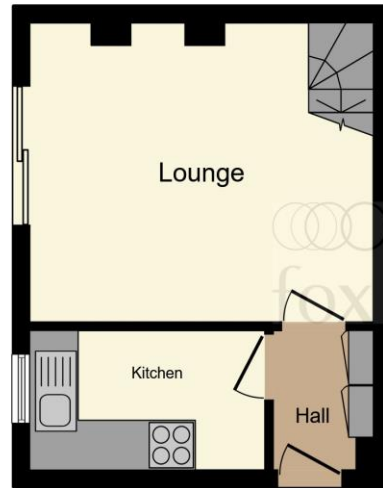
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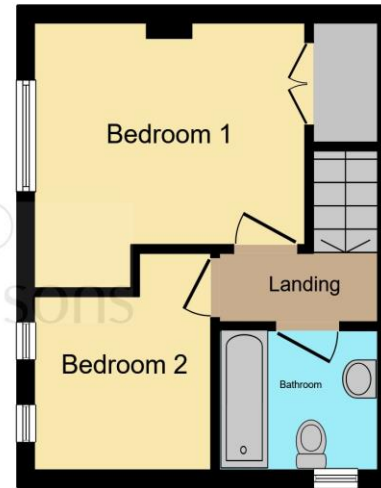
- Two Bedroom
- Allocated Parking- 2 Spaces
- Double Glazing
- Garden
- Council Tax Band B

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

offers in the region of
£205,000



Ground Floor



First Floor

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. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104341 - 0007

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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