



Offers Over £220,000

Beautifully presented two bedroom semi detached bungalow situated in the convenient location of Westcroft Road, St Budeaux. The property has recently undergone an extensive programme of refurbishment and accommodation comprises, entrance hall, lounge, newly fitted kitchen with integral appliances, newly fitted shower room, utility room and two bedrooms. The property also benefits from an enclosed newly landscaped rear garden, gas central heating system, double glazing and is offered to the market with no onward chain.

novahomes

Established 2008

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Westcroft Road, St Budeaux, PL5 1PF**Accommodation Comprises**

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Entrance Hall**Lounge 4.3m (14'1") x 3.42m (11'3")****Kitchen 3.48m (11'5") x 3.08m (10'1")****Utility Room 1.98m (6'6") x 1.8m (5'11")****Bedroom One 3.92m (12'10") x 3.42m (11'3")****Bedroom Two 2.78m (9'1") x 2.06m (6'9")****Shower Room****Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		84
B (81-90)		
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

