



Connells

Westcountry Close
Plymouth



Property Description

We are delighted to introduce this well-presented two bedroom mid-terrace property to the market, situated in a popular residential location. Benefiting from two double bedrooms, kitchen/diner, lounge, bathroom, rear garden and residents parking.

Located in quiet cul-de-sac in Weston Mill, close to a host of local amenities, local parks and well-regarded schools whilst offering easy access to the Dockyard, A38 and main bus routes.

As you enter this property, you are welcomed with the kitchen which has matching wall and base units, followed by a spacious bright and airy lounge with a beautiful fireplace and access to the rear garden.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage can also be found throughout this home, a real added bonus.

Externally, this property offers a generous sized rear garden, creating the perfect space for enjoying in the summer months and residents parking to the front.

This property is an attractive opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Kitchen/Diner

11' 10" x 8' 11" (3.61m x 2.72m)

Lounge

15' 4" maximum x 14' 4" maximum (4.67m maximum x 4.37m maximum)

First Floor

Bedroom One

12' 6" maximum x 11' 6" maximum (3.81m maximum x 3.51m maximum)

Bedroom Two

13' 1" maximum x 8' 2" maximum (3.99m maximum x 2.49m maximum)

Bathroom

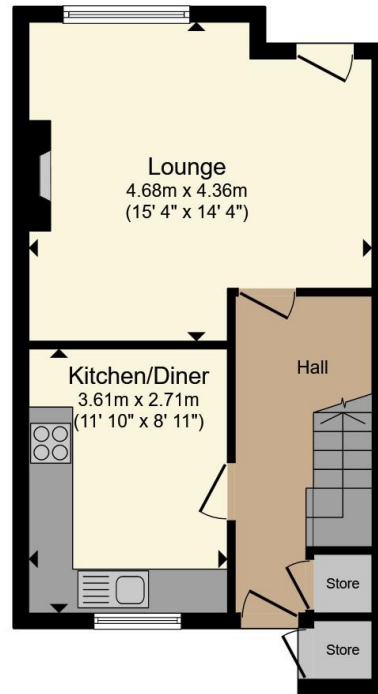
Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

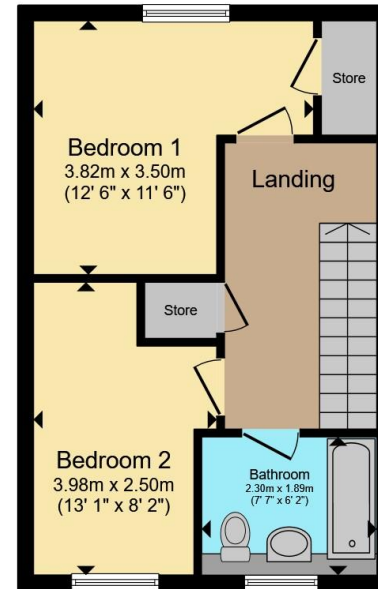








Ground Floor



First Floor

Total floor area 73.1 m² (787 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

Connells

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: B Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110149



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU110149 - 0002