



Falcon

01752 600444

8a Westwood Avenue

Glenholt, Plymouth, PL6 7HS

Guide Price £300,000 - £325,000





In Brief

Well presented Detached 2 double bedroom bungalow with Garage and drive.

Reception Rooms	Living room & Sunroom kitchen - Diner	Parking	Garage and driveway
Bedrooms	2 double bedrooms	Council Tax	D
Heating	Gas central Heating		
Area	753 Sq Ft		
Tenure	Freehold		

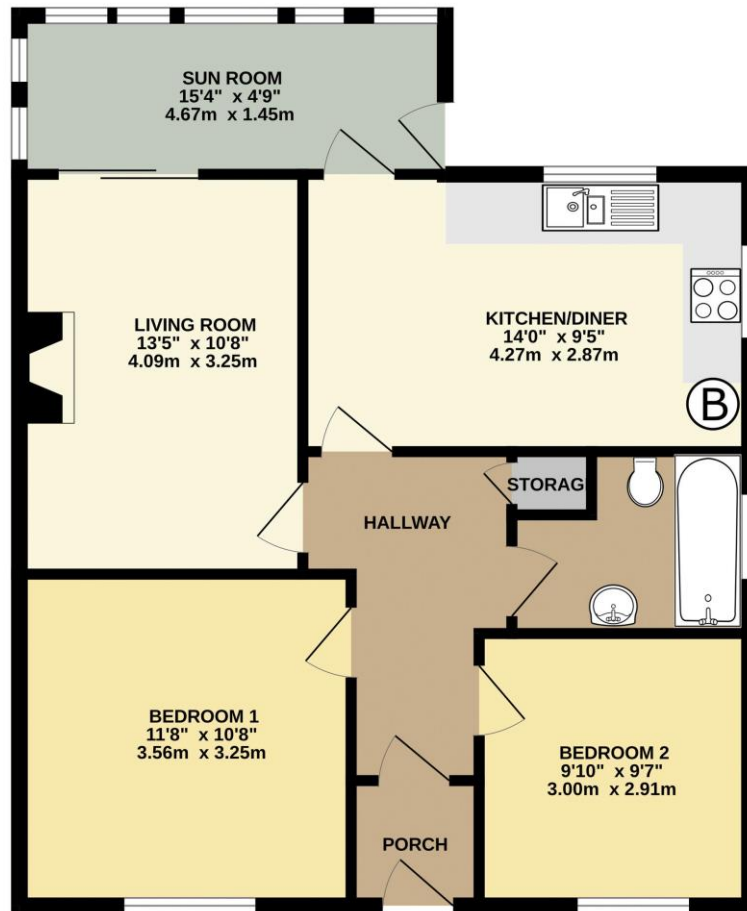
Description

A fantastic opportunity to acquire this beautifully presented two-bedroom detached bungalow, situated on a generous level plot with well-maintained front, side, and rear gardens. The property has been thoughtfully modernised, featuring a brand new fitted kitchen and a recently installed boiler (approximately two years old), offering peace of mind for prospective buyers. Internally, the accommodation comprises two well-proportioned double bedrooms and a family bathroom fitted with a bath, shower over, WC, and wash hand basin. A particular highlight of the home is the spacious and inviting living room, complete with patio doors that open into a delightful sunroom—perfect for relaxing or entertaining while enjoying views of the garden. Further benefits include a larger-than-average garage and the property's position within the highly sought-after and desirable area of Glenholt. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer. This property is being offered to market chain free.

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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

