Property details **approval form**

160 Westfield, Plymouth, Devon, England, PL7 2EH
Date: 05 November 2026 **Property Ref and Version:** PLN307779 - 0013

Connells

Selling your home with us!

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 110 Ridgeway, Plympton, PLYMOUTH, Devon, PL7 2HN
T 01752 345 135 **E** plympton@connells.co.uk

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Price

guide price £230,000

Tenure: Freehold

Key Features

- Energy Rating: C
- GUIDE PRICE £230,000 - £240,000
- Well-presented three-bedroom home
- Elevated position with views across Plympton
- Modern kitchen/diner with peninsula island
- Contemporary family bathroom
- Landscaped gardens
- Garage in adjacent block and private parking space
- Popular residential location

Short Description

GUIDE PRICE £230,000 - £240,000 - A well-presented three-bedroom starter home enjoying an elevated position with stunning views across Plympton. Featuring a modern kitchen/diner with peninsula island, contemporary family bathroom, landscaped gardens, and a garage located in a nearby block.

Long Description

Beautifully modernised three double-bedroom mid-terraced home in the popular area of Westfield. The property features a stylish, recently fitted kitchen with breakfast bar and dining space, a bright living room with access to the private rear garden, and a decked seating area with attractive views.

Upstairs offers three generous double bedrooms and a newly fitted family bathroom. Externally, there is a garage in a nearby block and an allocated parking space.

Additional benefits include double glazing, gas central heating, a partially renewed roof, and a convenient location close to schools and local amenities.

Early viewing is highly recommended. Contact Connells to arrange an appointment.

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Directions

Agents Note

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○ Room Description

Entrance Hall
Stairs rising to the first floor with storage beneath. Radiator.

Living Room
15' 3" max x 11' 7" max (4.65m max x 3.53m max)
Double glazed window to the front elevation. Vertical radiator. Door through to the kitchen/dining room.

Kitchen / Dining Room
17' 10" max x 11' 11" max (5.44m max x 3.63m max)
Impressive open plan space with a modern fitted kitchen comprising of a range of matching wall and base units with complimentary worktops above. Integrated appliances including a fridge/freezer, plumbing for a dishwasher, oven and electric hob. Inset sink and drainer with mixer tap. Peninsula island with seating space beneath. Vertical radiator. Double glazed windows and a door leading outside.

Upstairs Landing
Loft access hatch. Storage cupboard.

Bedroom 1
12' 1" max x 11' 8" max (3.68m max x 3.56m max)
Two double glazed windows to the rear elevation. Radiator. Built in storage with sliding doors.

Bedroom 2
12' 8" max x 8' 8" max (3.86m max x 2.64m max)
Double glazed tilt and turn window to the front elevation. Radiator. Built in storage with sliding doors.

Bedroom 3
9' 8" max x 8' 11" max (2.95m max x 2.72m max)
Double glazed window to front elevation. Storage cupboard.

Bathroom
Modern fitted suite comprising of a panel bath with shower above, low level w.c. and pedestal sink. Heated towel rail. Obscured double glazed window to the rear elevation.

Outside
Front:
There are steps rising to the front of the property and featherboard fencing.

Rear:
The rear garden has been landscaped and features a decked seating area which enjoys attractive countrywide views.

There is a garage in a nearby block with a private parking space in front.

Agents Notes
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.

There is a service charge which is currently £12.87 per month.

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Property Images










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Property Images







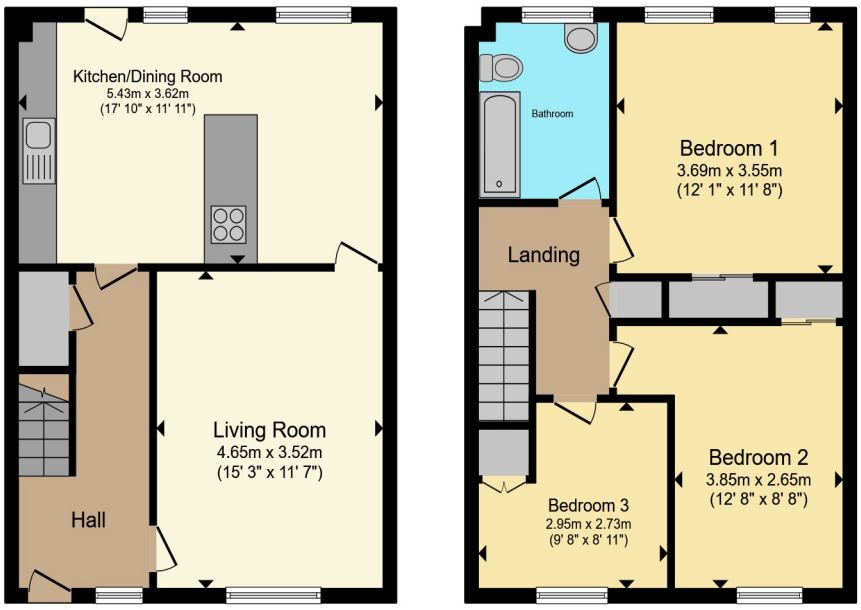



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Floor Plan



Total floor area 94.9 m² (1,022 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

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Approval

	Signature	Date
Elizabeth Smith		
Miss A. Firth		