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£210,000 FREEHOLD

A modern two bedroom mid-terraced home (including a master with en-suite) and no onward chain. The property incudes designated off road parking and convenient access to local amenities and transport links.

WESTLEIGH WAY, SALTRAM MEADOW, PLYMOUTH

EPC - C

The Property Ombudsman
rightmove.co.uk The UK's number one property website
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PROPERTY DETAILS

****NO ONWARD CHAIN**** A well-presented two-bedroom mid-terraced home situated within the popular Saltram Meadow development, offering modern accommodation, an enclosed rear garden and allocated parking. The property offers convenient access to local amenities and transport connections, and would make an ideal first-time purchase, family home or investment opportunity. On the ground floor, an entrance hall provides access to a useful cloakroom/WC and the kitchen, with the hallway continuing through to a spacious open-plan lounge/dining room. This bright and versatile living space benefits from French doors opening directly onto the rear garden. Upstairs, there are two spacious bedrooms, master en-suite, and the family bathroom. The main bedroom is a generous double and benefits from its own en-suite shower room, while the second bedroom provides flexible accommodation suitable as a bedroom, nursery or home office. Externally, the property benefits from low maintenance front and rear gardens and allocated parking. EPC - C

COUNCIL TAX BAND – B

Canopied entrance with double glazed portico door to;

ENTRANCE HALL

Built-in storage cupboard, panelled radiator, wood effect flooring, doors lead off the entrance hall providing access to all ground floor rooms. Door to;

CLOAKROOM

White suite comprising low level WC, pedestal basin, panelled radiator, opaque UPVC double glazed window to front elevation.

KITCHEN
9'1 x 6'8 (2.8m x 2.1m)

Well fitted with a range of dark wood effect base and eye level storage cupboards with granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, integrated oven and 4 ring electric hob with extractor canopy over, space for an upright fridge freezer, cupboard housing a wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to front elevation.

LOUNGE/DINING ROOM
14'4 x 11'1 (4.4m x 3.4m)

Panelled radiator, UPVC double glazed window to rear elevation with matching French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE
11'4 x 11'1 (3.5m x 3.4m)

Panelled radiator, UPVC double glazed window to rear elevation, door to;

EN-SUITE SHOWER ROOM

Corner glazed shower cubicle and mixer shower, pedestal basin, low level WC, panelled radiator, tile effect flooring, opaque UPVC double glazed window to rear elevation, extractor fan.

BEDROOM TWO
9'1 x 7'8 (2.8m x 2.4m)

Panelled radiator, UPVC double glazed window to front elevation, built-in storage cupboard.

BATHROOM
6'2 x 5'9 (1.9m x 1.8m)

White suite comprising panelled bath, pedestal basin, low level WC, panelled radiator, opaque UPVC double glazed window to front elevation, extractor fan.

OUTSIDE

An attractive, low-maintenance front garden with a paved pathway leading to the front entrance. The garden is finished with bark and established planting, including a variety of shrubs and colourful plants, creating a welcoming approach to the property. The rear garden is fully enclosed, offering a good deal of privacy and seclusion with high larch lap fencing. A pedestrian gate gives access to the allocated parking space located to the side of the garden.

ADDITIONAL INFORMATION

The tenure of the property is freehold. We understand from the sellers that there is a service/maintenance fee payable to FirstPort Property Management of approx. £150.00 per year.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES
All main services are connected to the property.

VIEWING
Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3” only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

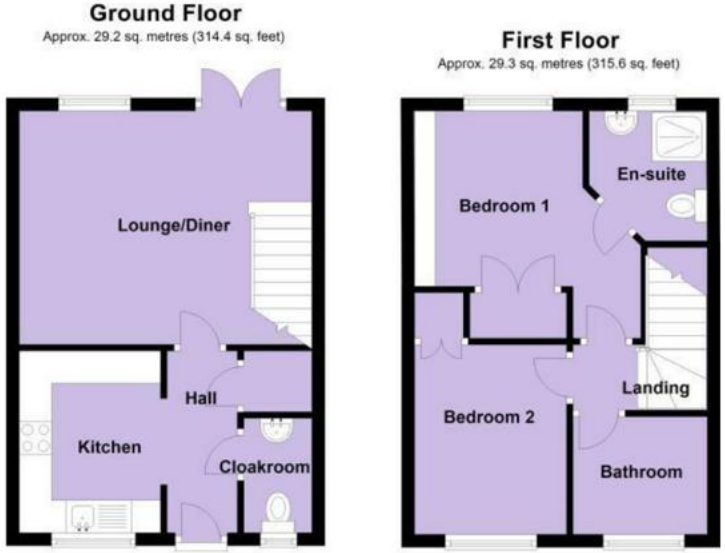
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

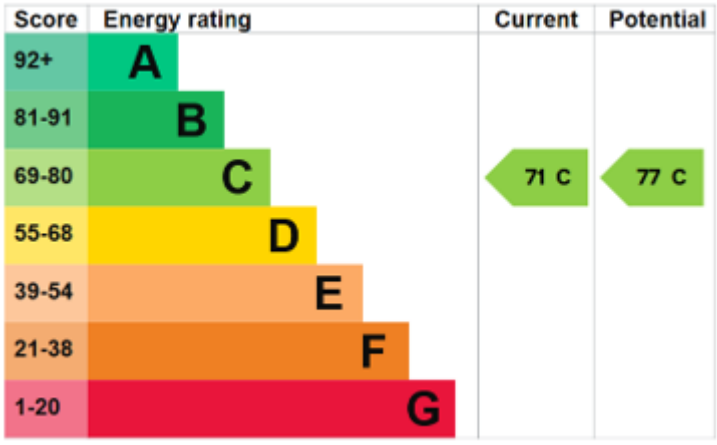
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.









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