



West Hill Road, Plymouth

Offers over £220,000



Key Features

- Convenient location
- Three double bedrooms
- End of terrace home
- Recently redecorated
- Council Tax band B
- Enclosed courtyard
- EPC rating D
- Freehold





Recently redecorated throughout, the property offers a fresh feel while providing a blank canvas for its new owner to personalise and make their own. Ideally situated close to the City Centre, the home benefits from easy access to public transport and is within easy reach of Mutley Plain, along with a range of primary and secondary schools.

To the ground floor, the property comprises an entrance hallway leading through to the good-sized living room with a bay window that fills the room with natural light and feature fireplace, creating a focal point. The separate dining room is a superb area for entertaining guests and also benefitting from a feature fireplace, adding character to the room.

Leading from the dining room, the kitchen is fitted with a range of white high-gloss matching wall and base units, complemented by chrome handles. The space features an inset sink with drainer and mixer tap, along with an integrated cooker and gas hob with extractor hood above. Stylish grey tiling completes the splashback areas. The kitchen also provides access to the enclosed courtyard.

Positioned to the rear of the property and accessed via the kitchen, the bathroom is finished with black tiling to the splashback areas. It comprises a fitted bath with shower overhead and a glass shower screen, along with a matching wash hand basin with hot and cold

taps and a low-level W/C with push-button flush.

Upstairs, the property offers three well-proportioned double bedrooms. The Master bedroom is particularly spacious, featuring two windows that allow an abundance of natural light to flow through. Bedroom one and two further benefits from fitted wardrobes, providing convenient built-in storage.

Externally, the property benefits from an enclosed rear courtyard, with gated access to a rear service lane. Characterful stone walls border either side, adding charm and privacy. The space is partially laid with lawn, with a charming patio area providing room for a small table and chairs—ideal for enjoying warm Summer evenings.

Heated by gas central heating via combi boiler which is located in the bathroom with radiators to each room. On-road permit parking is available. Interested parties are advised to make their own enquiries with Plymouth City Council regarding eligibility, costs, and availability.

Tenure - Freehold

Council tax band - B

EPC rating - D





Disclaimer

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

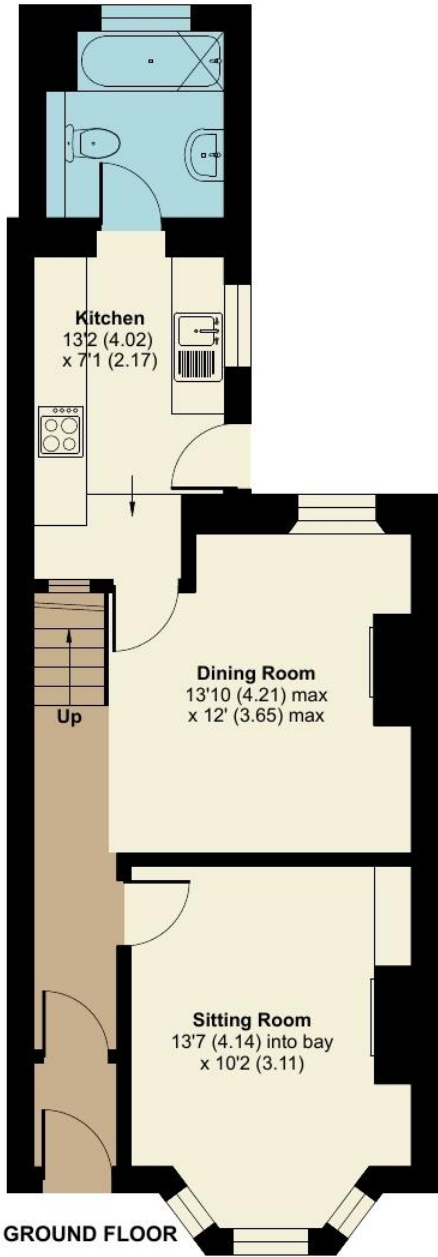
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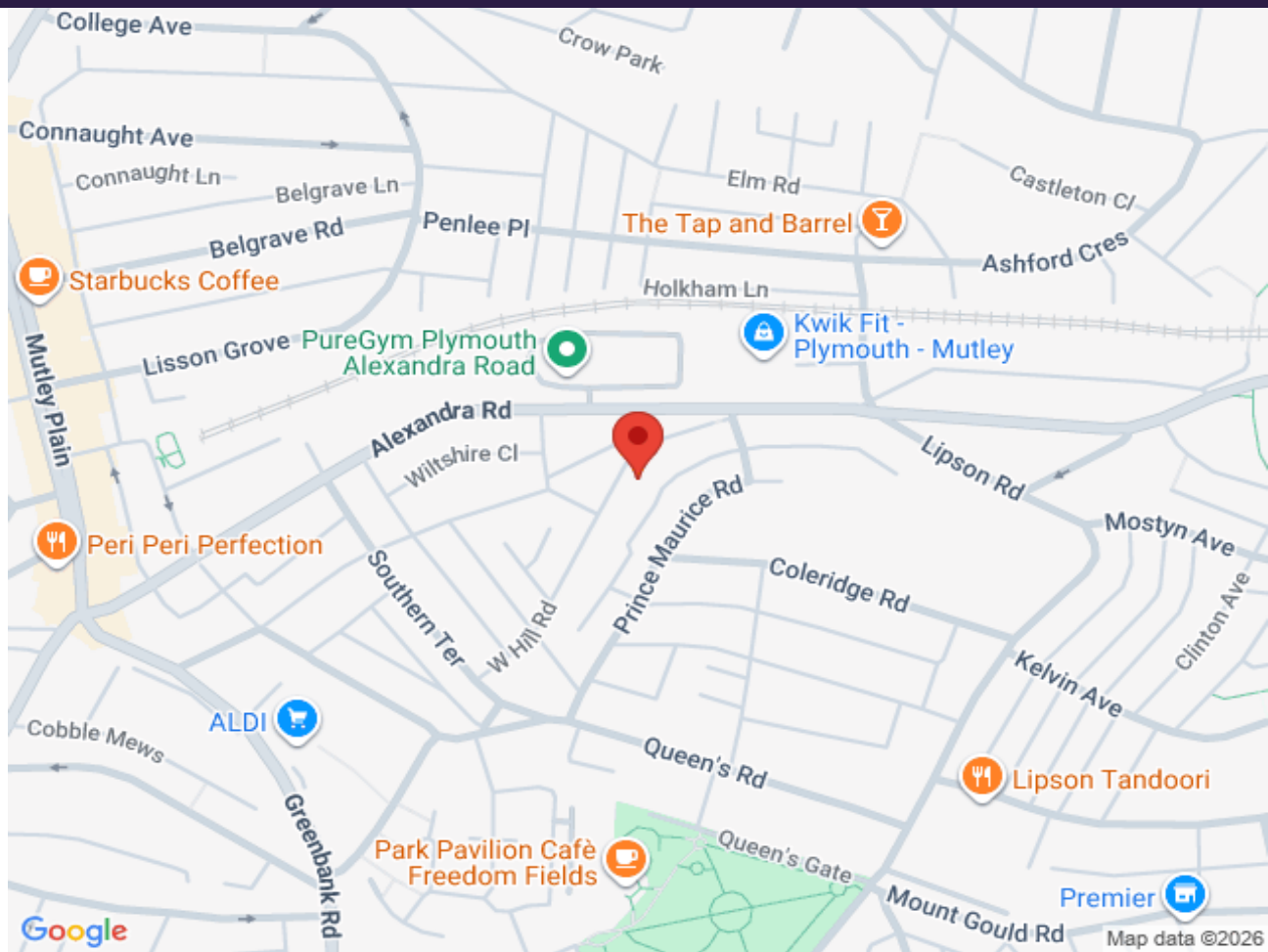


West Hill Road, Plymouth, PL4

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

