

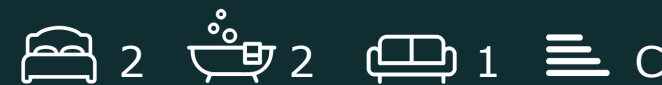
DC
LANE

SELL • LET • MANAGE



Westleigh Way, Plymouth, PL9 7FS

£225,000 Freehold





£225,000

Westleigh Way

Plymouth, PL9 7FS

- Semi Detached Modern House
- Saltram Meadows Location
- En Suite & Bathroom
- Delightful Garden
- No Onward Chain
- Two Double Bedrooms
- Well Presented
- Bespoke Pergola
- Off Road Parking
- Council Tax Band B

DC Lane are delighted to bring to the market this charming two bedroom semi detached home, situated within the highly regarded Saltram Meadow development in Plymstock.

Perfectly positioned for local amenities, the property also benefits from convenient access to major routes in all directions, including the City Centre, the A38 and the ever popular South Hams, renowned for its stunning coastline and beautiful beaches.

The welcoming entrance hallway leads into the home and provides access to a convenient cloakroom. The well appointed kitchen features a range of quality fitted cabinets and offers an attractive and practical space for cooking. To the rear, the well proportioned lounge/diner provides an excellent space with direct access to the garden, seamlessly blending indoor and outdoor living.

Stairs rise to the first floor where the principal bedroom benefits from an en suite shower room. A further double bedroom is served by a modern family bathroom.

Externally, the property enjoys a fully enclosed rear garden, predominantly laid to lawn and framed by secure fencing, offering a high degree of privacy. A beautifully crafted bespoke pergola creates an inviting outdoor reception space, perfectly suited to al fresco dining, summer gatherings or simply relaxing in the warmer months. A convenient side gate provides access to the front of the property, where off road parking is neatly arranged.

Offered to the market with no onward chain, this delightful home would make an ideal first time home and a viewing is highly recommended.



Ground Floor

Kitchen	7'3" x 9'6" (2.21 x 2.90)
Lounge/Diner	14'9" x 11'9" (4.51 x 3.60)
WC	3'4" x 6'0" (1.03 x 1.83)

First Floor

Bedroom One	11'4" x 11'9" (3.46 x 3.60)
En Suite	5'8" x 5'6" (1.74 x 1.70)
Bedroom Two	8'0" x 9'6" (2.46 x 2.90)
Bathroom	6'2" x 6'0" (1.89 x 1.83)

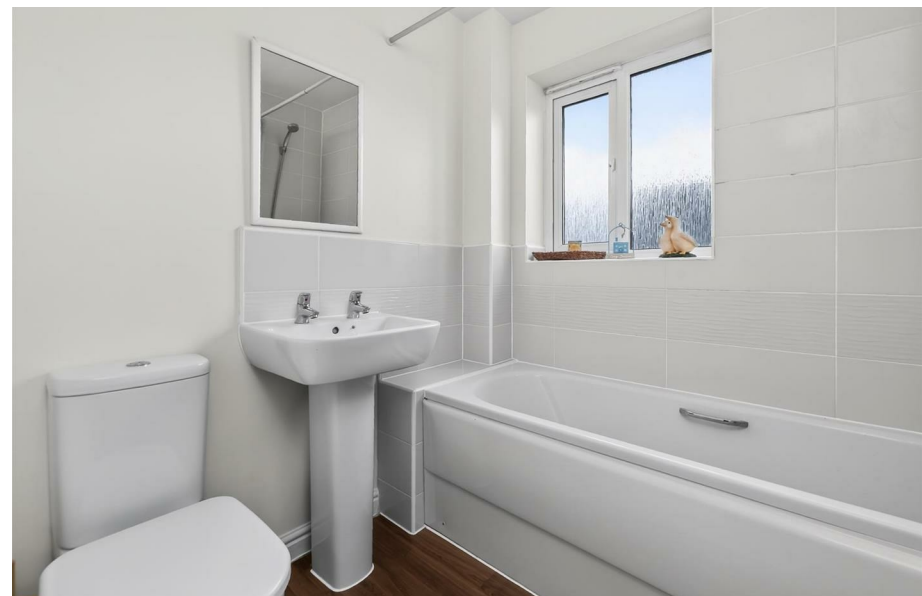


Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the first exit at the Roundabout 0.3 mi Turn left onto Broxton Dr 0.1 mi Turn left onto Sourton Square 0.7 Turn left onto Westleigh Way and the property can be found on the left.

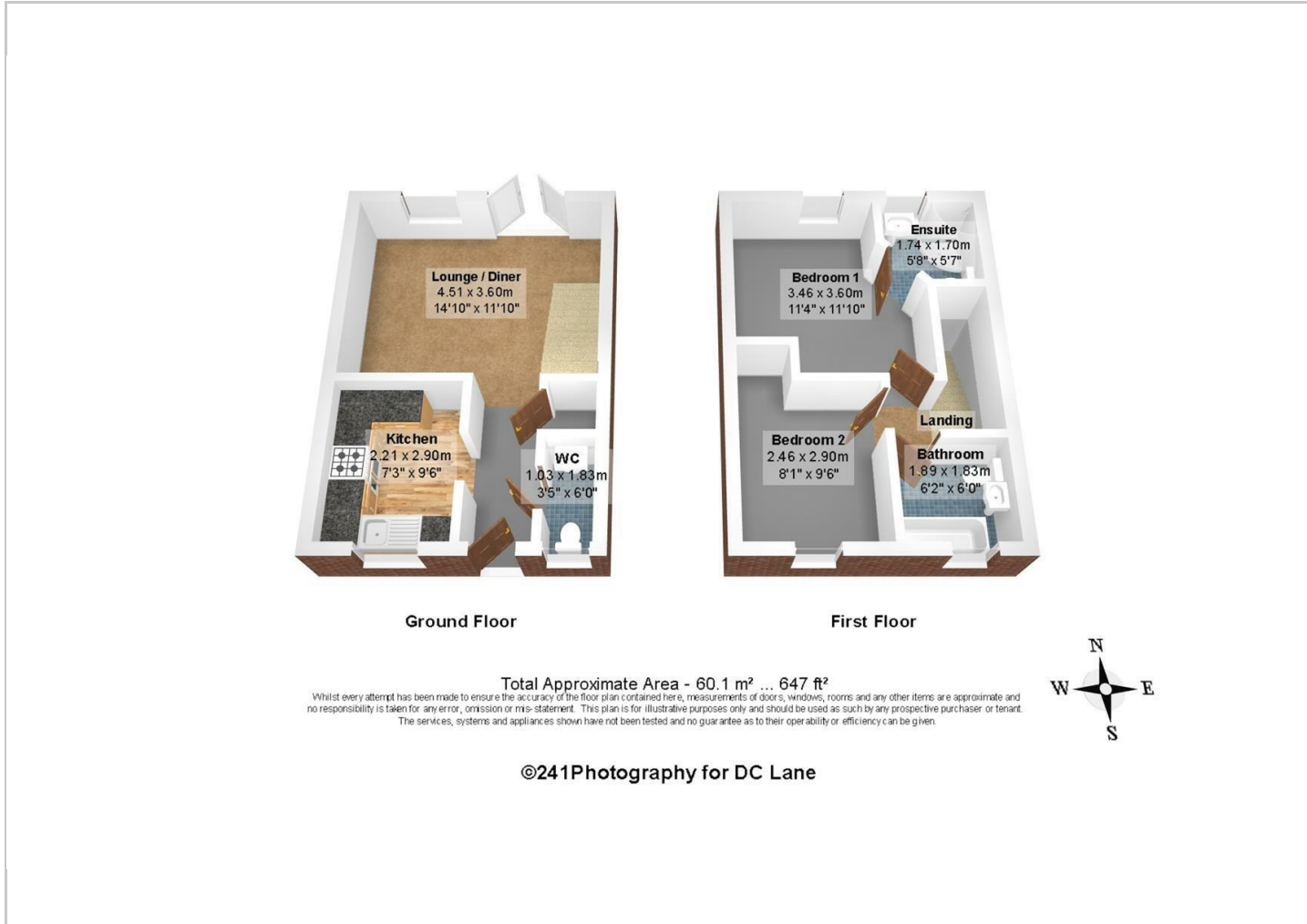
Council Tax Band: B

Scan for Material Information

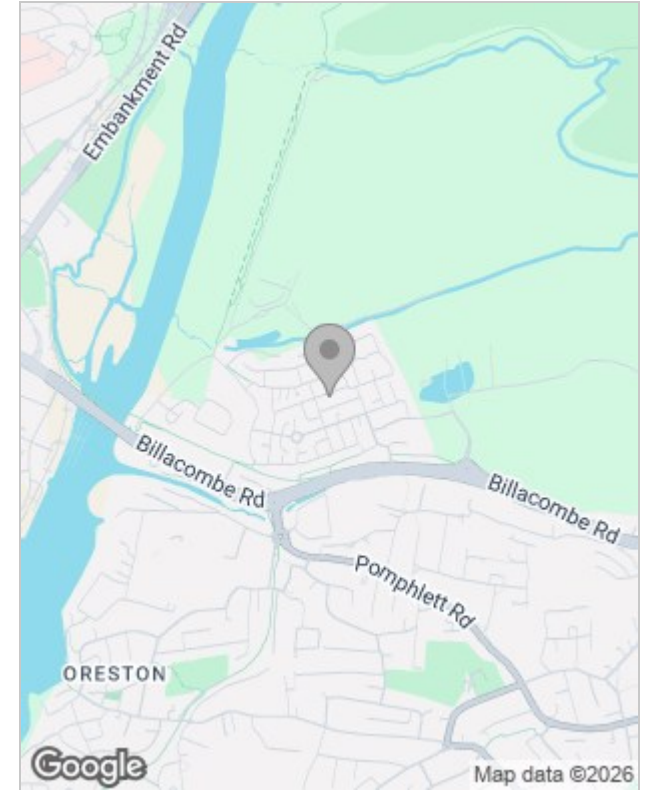




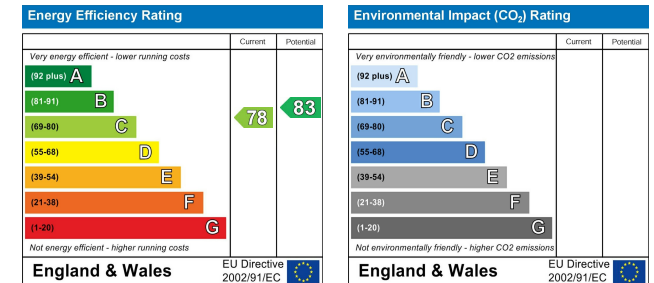
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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