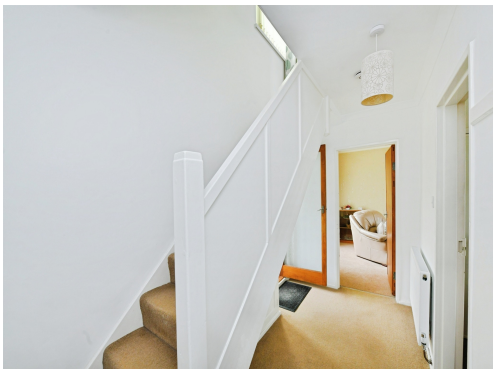




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West Malling Avenue
PLYMOUTH



Property Description

A well-presented and spacious two-bedroom semi-detached home, offering bright and comfortable accommodation ideally suited to first-time buyers, downsizers, or investors.

The property comprises an entrance hallway with stairs and useful storage, leading to a light and airy living room with a large front-facing window and feature fireplace, creating a welcoming main reception space. To the rear is a fitted kitchen with dining area, providing a range of units, ample worktop space, and room for everyday dining, with a door giving direct access to the garden.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation with pleasant outlooks, along with a modern shower room. The property also benefits from loft access, with the loft being boarded and insulated and fitted with a loft ladder, providing excellent additional storage space.

Externally, the property benefits from a tiered rear garden arranged over patio and lawn areas, with space for planting and storage. The elevated position provides far-reaching countryside views, adding to the home's appeal.

Conveniently located close to local amenities, schools, and transport links, this property offers a great balance of space, practicality, and setting.

Front Of House

The house features Canterbury spar dashed exterior finish combined with white cladding panels. A covered entrance porch. The

property benefits from a generous front garden, mainly laid to lawn.

The garden is well-maintained with, colourful shrubs and flowering plants along the borders. Access to the property via wide steps. Access to rear of the property via steps on the right side of the property.

Porch

Double glazing window to the front elevation. White radiator.

Hallway

Glazed door leads to Hallway. Under stairs storage houses the utility meters. White radiator. A straight staircase rises along the right-hand side wall.

Lounge

16' 11" x 9' 9" (5.16m x 2.97m)
Fireplace is on the internal central wall, living flame gas fire in a marble surround. Double glazing window to the front elevation and a second double glazing window to the rear elevation. White radiator.

Kitchen/Diner

11' 7" x 10' 8" (3.53m x 3.25m)
A range of matching wall and base units with worktops above. Plumbing for washing machine. Gas cooker point. Vaillant gas central heating boiler. Built in fridge freezer. Double glazing window to the side elevation and a second double glazing window to the

rear elevation. A uPVC back door with clear glass panel leading to the rear garden. White radiator.

Landing

Double glazing window to the front elevation. Built in storage cupboard. Loft access. Loft is boarded and insulated with loft ladder.

Bedroom 1

16' 10" x 9' 10" (5.13m x 3.00m)

Double glazing window to the front elevation, a second double glazing window to the rear elevation. Built in storage cupboard. White radiator.

Bedroom 2

10' 10" x 10' 9" (3.30m x 3.28m)

Double glazing window to the rear elevation, a second double glazing to the side elevation. White radiator. Two built in storage cupboards.

Shower Room

7' 9" x 5' 10" (2.36m x 1.78m)

A glass shower enclosure with sliding door, inside is a wall-mounted electric shower unit with a handheld shower head, and adjustable rail for height. Walls are fully tiled in light grey tiles, giving a clean, modern look.

A decorative horizontal border strip runs around the room at mid-height, adding subtle detail. Obscured double glazing window to the side elevation. White basin with dual mixer tap. Close-coupled toilet. White radiator.

Rear Garden

The garden is tiered and split into sections, A

blocked paved patio area in front of the two block built sheds. A sunken lawn area is surrounded by mature shrubs and seasonal plants. The lower garden is currently used as a vegetable plot and affords further storage/potting shed.

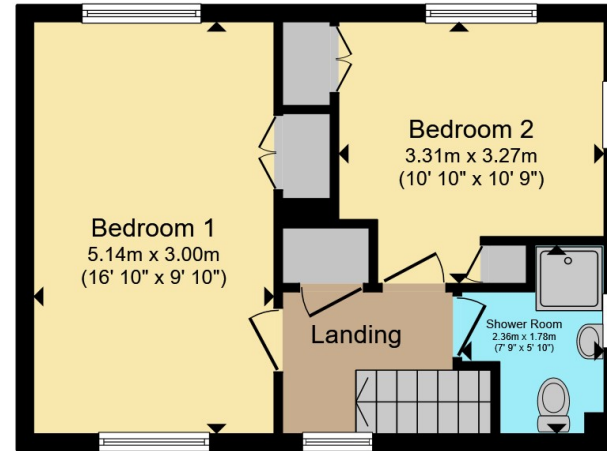








Ground Floor



First Floor

Total floor area 75.2 m² (809 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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