



1 Westfield Avenue

Hooe, Plymouth, PL9 9PE

£1,250 PCM



Available now is this re decorated semi detached house located on a good sized plot. It is available from April 2024 on a long term basis. The accommodation includes three bedrooms, new bathroom and lounge with a kitchen/ dining room. There is a large garden and there is a gardening contract included. The property is unfurnished. Pets considered.



WESTFIELD AVENUE, HOOE, PLYMOUTH PL9 9PE

Accommodation (Accommodation)

PVC part double-glazed door leading into the entrance hall.

ENTRANCE HALL

Double-glazed window to the side. Stairs rising to the first floor accommodation. Door to the kitchen/dining room.

KITCHEN/DINING ROOM 13'5" x 10'2" (13'6" x 10'3") (4.09 x 3.10 (4.11 x 3.12))

Double-glazed window to the rear. uPVC part-obsured double-glazed door giving access to the covered area at the side of the property. Range of matching eye-level and base units with roll-edged work surfaces. Inset single-drainer sink unit with mixer tap. Gas cooker in situ. Cupboard housing the gas boiler. Under-stairs storage cupboard housing the gas meter and electric consumer unit. Additional larder cupboard.

LOUNGE 17'10" x 10'10" (17'11" x 10'11") (5.44 x 3.30 (5.45 x 3.32))

Dual aspect with double-glazed windows to the front and rear elevations. Door linking to the kitchen/dining room.

FIRST FLOOR LANDING

Window. Loft hatch.

BEDROOM ONE 11'10" x 10'4" (3.61 x 3.15)

Dual aspect with double-glazed windows to the front and side elevations. Built-in wardrobe.

FAMILY BATHROOM 7'3" x 5'7" (2.21 x 1.70 (2.22 x 1.72))

Obscured double-glazed window to the rear. Coloured suite comprising panel bath, pedestal wash handbasin and low-level toilet.

BEDROOM TWO 10'10" x 8'11" (3.30 x 2.72)

Double-glazed window to the front. Built-in wardrobe.

BEDROOM THREE 8'7" x 7'10" (2.62 x 2.39 (2.63 x 2.40))

Double-glazed window to the rear.

OUTSIDE

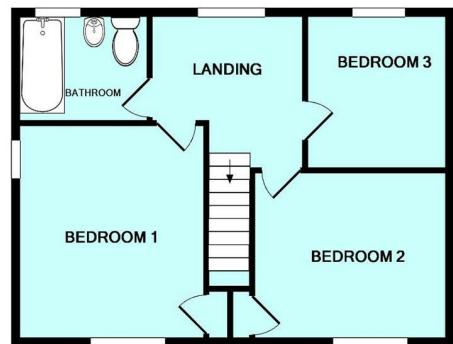
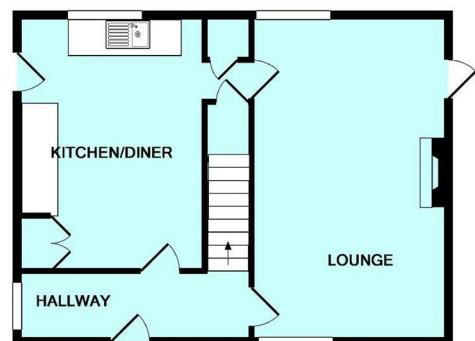
The property is set on a large level plot which is mainly laid to lawn, enclosed by a combination of timber fencing and hedging, with further hedges, mature trees and shrubs within the garden. There is an aluminium-framed greenhouse at the top of the garden and a timber shed at the bottom. There is a covered area connected to the side of the property which leads to 2 further outside stores.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

