



## 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-obscured 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 larger 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.

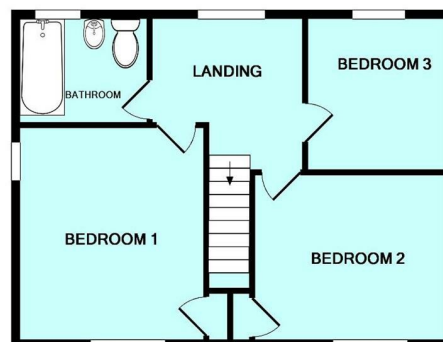
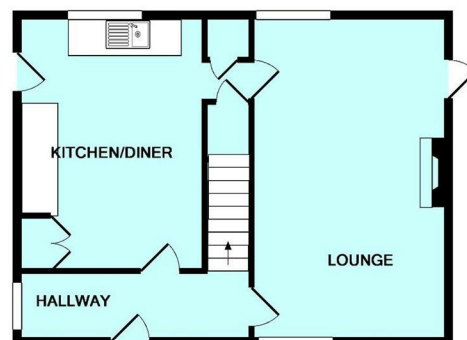
### OUTSIDE

The property is set on a large level plot which is mainly laid out 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.

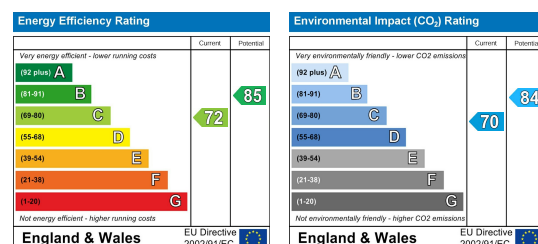
### Area Map



### Floor Plans



### Energy Efficiency Graph



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