



## 91 Westfield

Plympton, Plymouth, PL7 2EE

Offers Over £220,000



Wonderfully-presented family home situated in the popular Westfield area, briefly comprising an entrance hall, lounge, separate dining room & kitchen with 3 generous bedrooms & a family bathroom. Outside, there is a grassed area at the front & to the rear the garden is laid for low maintenance, including an outside WC & utility cupboard. The property also benefits from a garage & off-road parking for 2 adjacent vehicles at the rear.



## WESTFIELD, PLYMPTON, PLYMOUTH PL7 2EE

### ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 15'1" x 5'10" (4.61 x 1.79)

Doors providing access to the lounge and kitchen. Stairs ascending to the first floor landing with storage cupboard beneath.

### LOUNGE 14'6" x 11'6" (4.43 x 3.53)

uPVC double-glazed window to the front elevation.

### KITCHEN 12'5" x 8'11" (3.81 x 2.74)

Fitted with a range of base and wall-mounted units incorporating a roll-edged composite worktop and an inset 4-ring electric hob with an extractor over and a stainless-steel sink with mixer tap. Integrated oven and dishwasher. Space for a fridge/freezer. Door opening into the dining room. uPVC double-glazed door leading to the rear garden.

### DINING ROOM 11'10" x 8'5" (3.62 x 2.59)

uPVC double-glazed window to the rear elevation.

### FIRST FLOOR LANDING 9'1" x 5'10" (2.79 x 1.80)

Doors providing access to the first floor accommodation. Storage cupboard housing the boiler. Up-&-over hatch providing access to the loft.

### BEDROOM ONE 11'11" x 11'8" (3.65 x 3.58)

Built-in wardrobe. 2 uPVC double-glazed windows to the rear elevation.

### BEDROOM TWO 12'8" x 8'11" (3.88 x 2.72)

Built-in wardrobe. uPVC double-glazed window to the front elevation.

### BEDROOM THREE 9'9" x 8'9" (2.99 x 2.68)

uPVC double-glazed window to the front elevation.

### BATHROOM 8'10" x 5'10" (2.70 x 1.79)

Fitted with a matching white suite comprising a panelled bath with an electric shower over, vanity-style wash handbasin and a low-level wc. Extractor. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via steps, bordered by areas of lawn, leading to the front door. Adjacent to the rear of the house there is a small patio and decked area with steps descending to a slabbed path and an area of artificial grass, leading to the rear gate, and, in turn, the garage with 2 adjacent parking spaces in front.

### OUTSIDE WC 5'10" x 2'11" (1.80 x 0.91)

Low-level wc.

### OUTSIDE UTILITY CUPBOARD 3'0" x 2'10" (0.93 x 0.87)

Spaces and plumbing for a washing machine and tumble dryer. Outside tap.

### GARAGE

Up-&-over door.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### WHAT3WORDS

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## Area Map

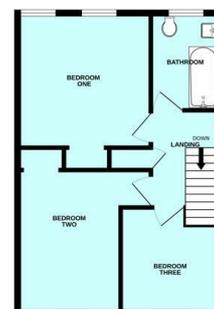


## Floor Plans

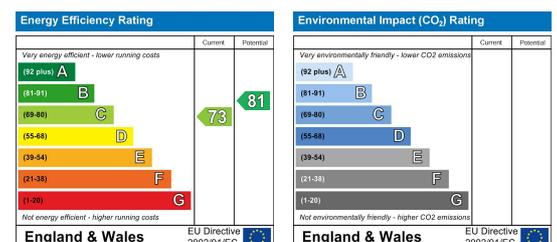
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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