



91 Westfield

Plympton, Plymouth, PL7 2EE

£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

///tuned.fonts.looked

Area Map

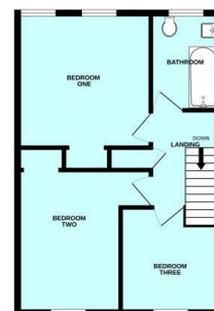


Floor Plans

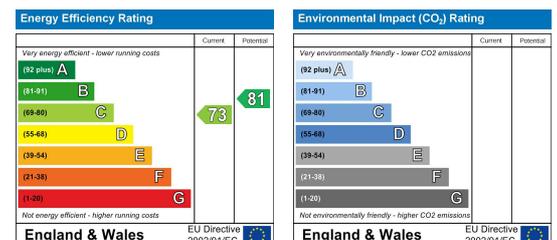
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.