



84 Westfield

Plympton, Plymouth, PL7 2ED

£230,000



Well-presented family home, conveniently located in a central part of Plympton, with easy access to schools & local amenities. The accommodation briefly comprises an entrance hall & downstairs wc, lounge & separate dining room, kitchen & utility with 3 bedrooms & a family bathroom upstairs. There are garden areas to the front & rear, with parking in front of a garage situated in a block, adjacent to the rear of the property.



WESTFIELD, PLYMPTON, PLYMOUTH PL7 2ED

ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 14'7" x 5'11" (4.45 x 1.81)

Doors providing access to the lounge and kitchen. Stairs ascending to the first floor landing with storage cupboard housing the consumer unit beneath. Obscured uPVC double-glazed window to the front elevation.

LOUNGE 15'1" x 11'6" (4.61 x 3.51)

Built-in multi-media wall. Door opening into the dining room. uPVC double-glazed windows to the front elevation.

DINING ROOM 12'6" x 8'6" (3.82 x 2.60)

uPVC double-glazed windows to the rear elevation. Door opening into the kitchen.

KITCHEN 11'9" x 8'10" (3.60 x 2.71)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop. Space for under-counter fridge or freezer. Spaces for an upright fridge/freezer, cooker and dishwasher. uPVC double-glazed door opening into the utility.

UTILITY 9'2" x 8'6" narr to 5'9" (2.81 x 2.60 narr to 1.77)

Space and plumbing for washing machine and tumble dryer. Door opening to the downstairs wc. uPVC double-glazed door to the side elevation opening to the garden. uPVC double-glazed patio door to the rear elevation opening to the garden.

DOWNSTAIRS WC 3'10" x 2'3" (1.18 x 0.69)

Close-coupled wc and wall-mounted wash handbasin with mixer tap.

FIRST FLOOR LANDING 9'3" x 5'10" (2.82 x 1.79)

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

BEDROOM ONE 12'0" x 11'8" (3.66 x 3.56)

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

BEDROOM TWO 12'8" x 8'8" (3.87 x 2.65)

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

BEDROOM THREE 9'9" x 8'10" (2.98 x 2.70)

Over-stairs storage cupboard. uPVC double-glazed window to the front elevation.

BATHROOM 8'9" 5'10" (2.68 1.80)

Matching suite comprising panelled bath with electric shower over, pedestal wash handbasin and close-coupled wc. Extractor. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a slabbed walkway bordered by areas of lawn. To the rear there is an enclosed garden laid to slabs. There is a wooden gate giving access to the garage and parking area.

GARAGE

The garage is situated in a block, adjacent to the property with parking in front.

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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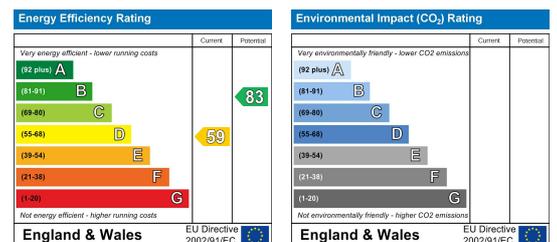
Area Map



Floor Plans



Energy Efficiency Graph



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