



## 23 Westfield

Plympton, Plymouth, PL7 2DZ

**Offers Over £220,000**



Well-presented end-terraced family home, situated close to local schools & amenities, comprising lounge & modern kitchen/diner, 3 bedrooms & family bathroom. Outside there are gardens to the front & rear together with a garage & off-road parking for 2 vehicles. Outside wc. No onward chain.



## WESTFIELD, PLYMPTON, PLYMOUTH PL7 2DZ

### ACCOMMODATION

uPVC double-glazed door, with obscured glass, opening into the entrance hall.

### ENTRANCE HALL 15'2" x 5'10" (4.64 x 1.79)

Door opening to the lounge. Stairs rising to the first floor with under-stairs storage cupboard. uPVC obscured double-glazed window to the front elevation.

### LOUNGE 14'5" x 11'6" (4.40 x 3.51)

Wooden door with inset glass panels opening into the kitchen/diner. uPVC double-glazed window to the front elevation.

### KITCHEN/DINER 17'8" x 8'11" (5.41 x 2.73)

Fitted with a range of matching white high-gloss base and wall-mounted units incorporating roll-edged laminate work surfaces with inset 4-ring gas hob and stainless-steel extractor over with one-&-a-half bowl composite sink and mixer tap. Integrated oven. Spaces for a washing machine and fridge/freezer. uPVC double-glazed door opening to the rear garden. uPVC double-glazed window to the rear elevation. In the dining area there are sliding uPVC double-glazed patio doors opening to the garden.

### FIRST FLOOR LANDING 10'5" x 5'10" (3.18 x 1.79)

Providing access to the first floor accommodation.

### BEDROOM ONE 12'8" x 11'6" (3.88 x 3.51)

uPVC double-glazed window to the front elevation. Storage cupboard with shelving.

### BEDROOM TWO 11'8" x 10'11" (3.58 x 3.34)

Double uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 9'3" x 5'11" (2.84 x 1.82)

uPVC double-glazed window to the front elevation.

### BATHROOM 7'4" x 5'11" (2.26 x 1.82)

Fitted with a matching suite comprising bath with mixer tap and electric shower over, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation. Access hatch to loft void.

### OUTSIDE

To the front the property is approached via a slabbed walkway, bordered on one side by decorative stone, wood chips and mature shrubs and bushes. To the rear the garden includes a paved seating area bordered by raised planters. Rear access gate. There is parking for 2 cars to the rear of the property, behind the garage.

### GARAGE 17'7" x 8'9" (5.36 x 2.69)

Up-&-over door. Power and light.

### OUTSIDE WC 6'1" x 2'9" (1.87 x 0.84)

High-level cistern wc.

### AGENT'S NOTE

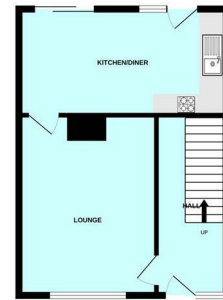
Plymouth City Council  
Council Tax Band: B

## Area Map

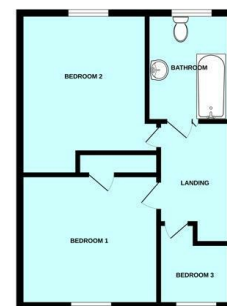


## Floor Plans

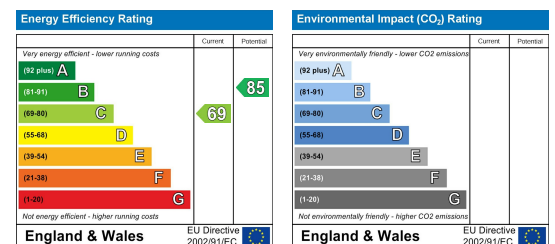
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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