



## 2 Westhays Close

Staddiscombe, Plymouth, PL9 9RY

**£250,000**



Superbly-presented mid-terraced house in a lovely position with gardens to the front & rear. The rear enjoys a westerly aspect and from the rear of the house there are views over the surrounding area. The accommodation briefly comprises an entrance hall, lounge & an open-plan full-width kitchen/dining room. On the first floor are 3 bedrooms and a bathroom. Double-glazing & central heating.



WESTHAYS CLOSE, STADDISCOMBE, PL9 9RY

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'1 x 6'5 (3.38m x 1.96m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Open-plan area beneath the stairs.

LOUNGE 12'8 x 11'1 (3.86m x 3.38m)

Accessed through double doors. Window with fitted blind to the front elevation.

KITCHEN/DINING ROOM 19'6 x 10'1 (5.94m x 3.07m)

An open-plan room running the full-width of the property providing ample space for dining table and chairs. Extensive range of cabinets with matching fascias, work surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in oven. Separate inset hob with a cooker hood above. Integral fridge and freezer. Integrated dishwasher and bins. Space and plumbing for washing machine. Window with a fitted blind to the rear. Within the dining area, there is a double-glazed door with a full-height window to the side overlooking the garden and leading to outside. Breakfast bar. Contemporary-style radiator.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. 2 recessed cupboards. Loft hatch. The loft has a pull-down loft ladder and boarding.

BEDROOM ONE 11'1 into alcove x 10'9 (3.38m into alcove x 3.28m)

Window to the rear elevation with countryside views. Built-in wardrobe with mirrored doors.

BEDROOM TWO 12'1 into alcove x 8'5 (3.68m into alcove x 2.57m)

Window to the front elevation.

BEDROOM THREE 10'8 x 7'1 (3.25m x 2.16m)

Window to the front elevation. Built-in cabin bed with storage.

BATHROOM 8'5 x 5'6 (2.57m x 1.68m)

Superbly-fitted and comprising a bath with a built-in shower system over and a glass screen, basin with a cupboard and wc. Fully-tiled walls. 2 windows with fitted blinds to the rear elevation.

OUTSIDE

To the front the garden is laid to lawn plus a patio area and an outside shed. The rear garden, which enjoys a westerly aspect, is mainly laid to lawn together with timber decking and a patio area. There is also an apple tree.

COUNCIL TAX

Plymouth City Council  
Council tax band B

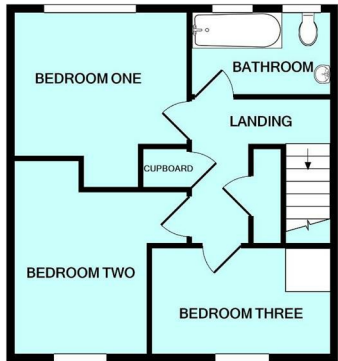
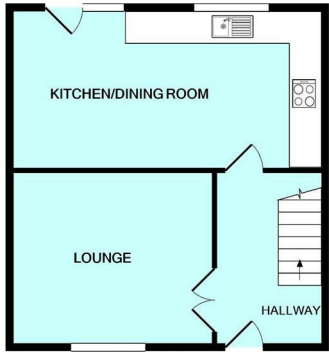
SERVICES

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

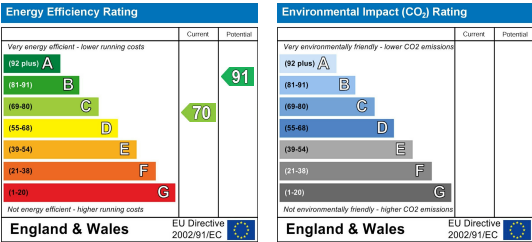
Area Map



Floor Plans



Energy Efficiency Graph



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