



## 2 Westhays Close

Staddiscombe, Plymouth, PL9 9RY

Offers Over £240,000



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

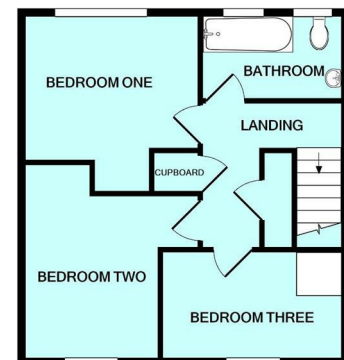
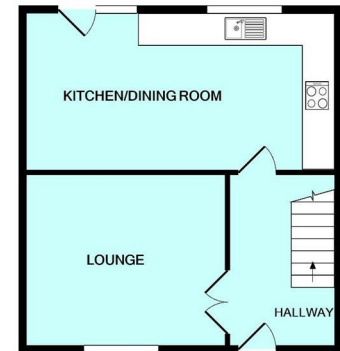
### SERVICES

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

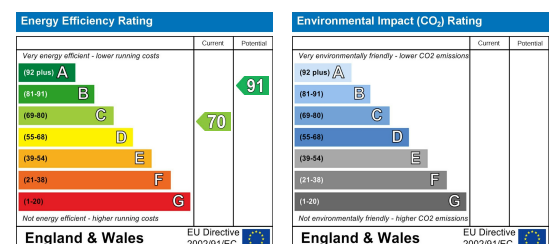
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.