



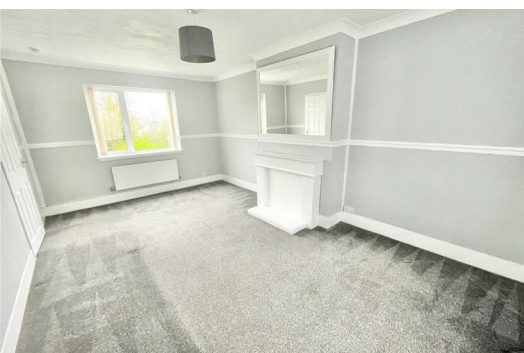
1 Westfield Avenue

Hooe, Plymouth, PL9 9PE

£279,950



This property offers a fantastic opportunity for development, subject to planning, as it sits in a fantastic plot with extensive gardens. The accommodation to the house includes three bedrooms, modern bathroom, lounge and kitchen/dining room. There is an outbuilding with store area and outside toilet. It is being sold with no one chain.



WESTFIELD AVENUE, HOOE, PLYMOUTH PL9 9PE
Accommodation (Accommodation)
PVC part double-glazed door leading into the entrance hall.

ENTRANCE HALL
Double-glazed window to the side. Stairs rising to the first floor accommodation. Door to the kitchen/dining room.

KITCHEN/DINING ROOM 13'5" x 10'2" (13'6" x 10'3") (4.09 x 3.10 (4.11 x 3.12))
Double-glazed window to the rear. uPVC part-obscured double-glazed door giving access to the covered area at the side of the property. Range of matching eye-level and base units with roll-edged work surfaces. Inset single-drainer sink unit with mixer tap. Cupboard housing the gas boiler. Under-stairs storage cupboard housing the gas meter and electric consumer unit. Additional larger cupboard.

LOUNGE 17'10" x 10'10" (17'11" x 10'11") (5.44 x 3.30 (5.45 x 3.32))
Dual aspect with double-glazed windows to the front and rear elevations. Door linking to the kitchen/dining room.

FIRST FLOOR LANDING
Window. Loft hatch.

BEDROOM ONE 11'10" x 10'4" (3.61 x 3.15)
Dual aspect with double-glazed windows to the front and side elevations. Built-in wardrobe.

FAMILY BATHROOM 7'3" x 5'7" (2.21 x 1.70 (2.22 x 1.72))
Obscured double-glazed window to the rear. Coloured suite comprising panel bath, pedestal wash handbasin and low-level toilet.

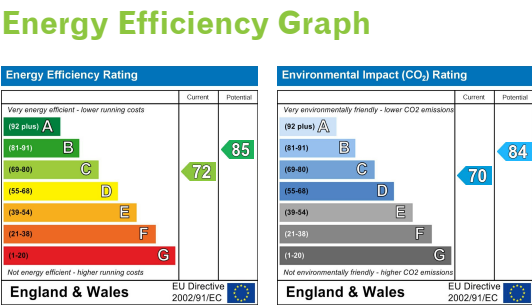
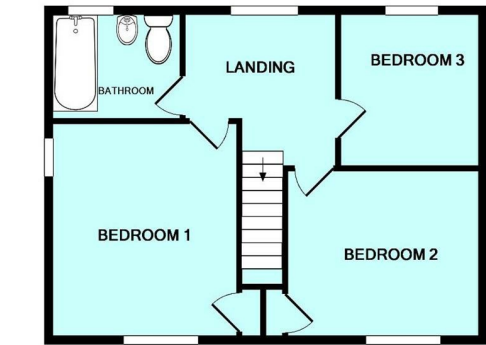
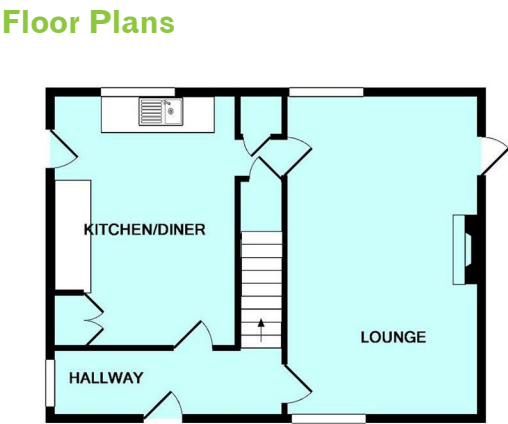
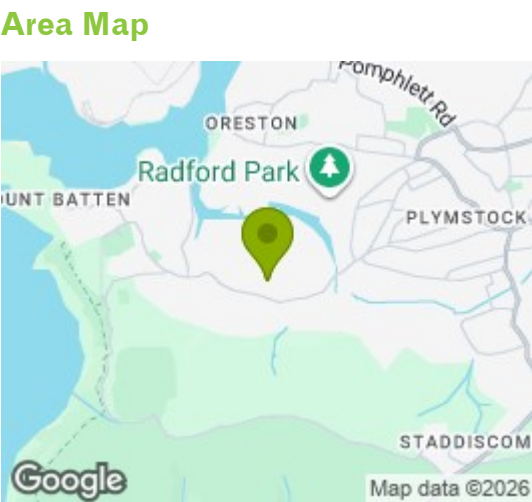
BEDROOM TWO 10'10" x 8'11" (3.30 x 2.72)
Double-glazed window to the front. Built-in wardrobe.

BEDROOM THREE 8'7" x 7'10" (2.62 x 2.39 (2.63 x 2.40))
Double-glazed window to the rear.

OUTSIDE
The property is set on a large level plot which is mainly laid to lawn, enclosed by a combination of timber fencing and hedging, with further hedges, mature trees and shrubs within the garden. There is an aluminium-framed greenhouse at the top of the garden and a timber shed at the bottom. There is a covered area connected to the side of the property which leads to 2 further outside stores.

COUNCIL TAX
Plymouth City Council
Council tax band B

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



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.