



## 60 Weston Park Road

Peverell, Plymouth, PL3 4NW

£270,000



An extended semi-detached family home in Peverell which is a Laing Easiform construction & has off-road parking to the fore. The accommodation comprises a porch, entrance hall, lounge, open-plan kitchen/diner/family room & bathroom on the ground floor. There are 4 bedrooms with the master having a dressing area & en-suite on the first floor. There is a front & enclosed rear garden with patio & a large section of astro turf.





WESTON PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NW

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door into the porch.

PORCH 3'10" x 2'7" (1.18 x 0.79)

uPVC double-glazed windows to either side. Wooden door with glazed panels opens into the entrance hall.

ENTRANCE HALL 12'4" x 5'8" (3.77 x 1.74)

Staircase rising to the first floor landing with under stairs storage cupboards. Doors leading off to the lounge, kitchen/diner & bathroom.

LOUNGE 19'5" x 9'9" (5.92 x 2.98)

Triple aspect room with sliding uPVC double-glazed door to the front & rear. Two uPVC double-glazed windows to the side. Contemporary wall mounted upright radiator.

BATHROOM 7'6" x 5'8" (2.29 x 1.73)

Matching suite of panelled bath with bi-folding shower screen & fitted shower over. Close coupled wc & pedestal wash hand basin. Tiled walls. Heated towel rail. Obscured uPVC double-glazed window to the rear.

KITCHEN/DINER 20'2" x 11'11" plus the bay (6.16 x 3.64 plus the bay)

Attractive matching base & wall mounted units to include fitted oven, fridge freezer & dishwasher. Roll edge laminate work surfaces have inset 1.5 bowl ceramic sink unit with mixer tap & black brick style splash back. uPVC double-glazed window to the rear & uPVC double glazed door opening to the rear garden. Ample space for a dining table & sofas to make it a family room. Wall mounted contemporary upright radiator. uPVC double-glazed bay window to the front.

FIRST FLOOR LANDING 12'4" x 8'5" (3.78 x 2.57)

Doors leading off to the bedrooms. Access hatch to roof void. uPVC double-glazed window to the front.

BEDROOM ONE 13'9" x 9'7" (4.21 x 2.94)

uPVC double-glazed window to the front with secondary glazed window. uPVC double-glazed window to the side. Dual aspect room. Pine cladding to the wall. Bi-folding doors open into the dressing area.

DRESSING AREA 5'3" x 6'2" (1.62 x 1.89)

Pine cladding to walls. uPVC double-glazed window to the rear. Door into the en-suite.

EN-SUITE 7'3" x 3'1" (2.21 x 0.96)

Matching suite of close coupled wc, pedestal wash hand basin & shower cubical with fitted shower. Tiled walls. Obscured uPVC double-glazed window to the rear.

BEDROOM TWO to be confirmed (to be confirmed)

uPVC double-glazed window to the rear.

BEDROOM THREE to be confirmed (to be confirmed)

uPVC double-glazed window to the front. Open storage area.

BEDROOM FOUR to be confirmed (to be confirmed)

uPVC double-glazed window to the rear. Wall mounted Ideal Logic boiler.

OUTSIDE

The property is approached via a driveway allowing off-road parking for up to 2 vehicles. A couple of steps to one side lead up to a path, leading to the front door, which has a section of lawn to one side.

GARDEN

To the rear an enclosed garden with door into a utility shed which has space for a tumble dryer & plumbing for a washing machine. A paved patio seating area. A couple of steps lead up to one side where there is a path running along the garden, with flower bed to one side. A section of astroturf to the other. Wooden garden shed. Further purpose built garden shed to one corner.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES PLYMOUTH

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

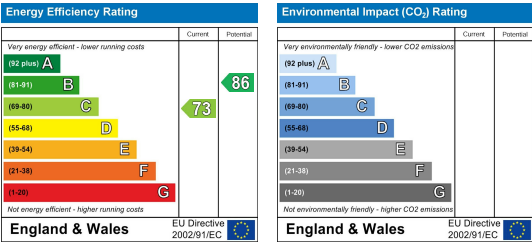
Area Map



Floor Plans



Energy Efficiency Graph



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