



Connells

Westfield
Plymouth



Property Description

Located in the sought-after Westfield area of PL7, this well-presented three-bedroom terraced home offers generous living space, modern touches, and a highly convenient position ideal for families, first-time buyers, or investors.

The ground floor welcomes you with a recently modernised, light and airy lounge, creating a bright and inviting space for everyday living. To the rear, you'll find a good-sized kitchen and separate utility room, both offering excellent potential for modernisation to suit your taste. A separate dining room provides the perfect setting for family meals and entertaining, complete with patio doors opening into a lean-to porch, ideal for storage or additional seating. A downstairs WC adds further practicality.

Upstairs, the property features three well-proportioned bedrooms, offering comfortable and versatile accommodation, alongside a modern family bathroom finished to a contemporary standard.

Externally, both the front and rear gardens are low maintenance, offering manageable outdoor space without the upkeep. A garage provides secure parking or additional storage.

Situated within walking distance of Chaddlewood Primary, Glen Park Primary, and Plympton Academy, the home is perfectly placed for families. Local shops, parks, and everyday amenities are all close by, and with excellent access to the A38, commuting to Plymouth, Exeter, and beyond is quick and convenient.

Entrance Porch

Double glazed door to the front aspect, door access to porch, space for coats and shoes

Entrance Hall

Wooden door into hallway, stairs to first floor, door access to lounge and kitchen, understairs storage, radiator

Lounge

14' 8" max x 11' 5" max (4.47m max x 3.48m max)

Double glazed bay window to the front aspect, radiator

Dining Room

9' 1" max x 8' 4" max (2.77m max x 2.54m max)

Double glazed patio doors to the rear aspect leading to the rear porch, radiator

Kitchen

19' max x 8' 11" max (5.79m max x 2.72m max)

Double glazed door and window to the side aspect, space for fridge and freezer, one and half bowl sink and draining board, storage cupboard, radiator

Downstairs Wc

Double glazed window to the rear aspect, low level WC, wash hand basin

Landing

Door access to bedrooms and bathroom, loft access, airing cupboard

Bedroom One

12' 8" max x 11' 2" max (3.86m max x 3.40m max)

Double glazed window to the front aspect, radiator

Bedroom Two

11' 1" max x 8' 7" max (3.38m max x 2.62m max)

Double glazed window to the rear aspect, radiator

Bedroom Three

9' 9" max x 8' 6" max (2.97m max x 2.59m max)

Double glazed window to the front aspect, radiator

Bathroom

Double glazed obscured window to the rear aspect, bath with shower over, wash hand basin and vanity unit, concealed cistern WC, ladder towel rail

Front Garden

Paved and gravel area

Rear Garden

Fully enclosed patio area with a lean to porch

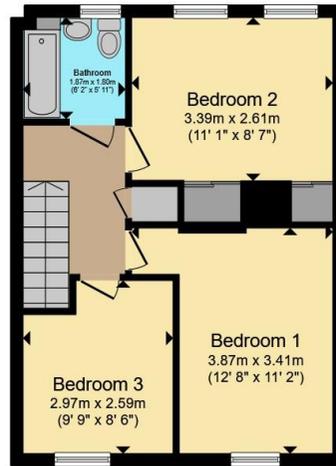
Garage

Up and over door





Ground Floor



First Floor

Total floor area 98.3 m² (1,058 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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