



West Hill Road, Plymouth, Devon, PL4 Offers Over: £190,000



Situated close to the popular area of Mutley, is this attractive two-double bedroom home which would perfectly suit a growing family or even an experienced investor. From the moment you step foot inside this spacious property presents an abundance of original features charm and a blend of modern finishes. The ground floor offers an attractively decorated lounge and dining room which are illuminated via the large windows as well as a freshly fitted kitchen which benefits from ample space making it perfect for entertaining guests. Upstairs, the property offers two double bedrooms all decorated to the same attractive standard as the ground floor as well as a tiled modern bathroom. Externally the property benefits from maintainable garden to the rear which offers access to the back service lane but also a single garage. The area has always been an incredibly popular area with homebuyers due to its easy commute to both the City Centre as well as nearby access to the A38. EPC: TBC

Rooms

Porch White UPVC front door, carpeted flooring, wooden inside door

Hallway Carpeted flooring, gas wall mounted radiator, understairs storage cupboard, wooden door leading into storage cupboard housing boiler

Lounge 14'4" x 10'10" (4.37m x 3.3m). Wooden door, carpeted flooring, UPVC double glazed bay window to the front aspect, gas wall mounted radiator, fire place



Dinning Room 11'8" x 10'10" (3.56m x 3.3m). Wooden door, carpeted flooring, UPVC double glazed window to the rear aspect, gas wall mounted radiator



Kitchen 9'11" x 9'10" (3.02m x 3m). Wooden door, tile effect flooring, UPVC double glazed window to the side and side aspect, white gloss units with black and white spec worktop. Integrated oven, hob and extractor fan. Composite door leading into garden

Bedroom 1 13'1" x 11'11" (4m x 3.63m). Wooden door, carpeted flooring, 2 x UPVC double glazed window to the front aspect, gas wall mounted radiator, build in storage

Bedroom 2 14'2" x 9'3" (4.32m x 2.82m). Wooden door, carpeted flooring, UPVC double glazed bay window to the rear aspect, gas wall mounted radiator, build in storage cupboard



Bathroom 8'2" x 4'3" (2.5m x 1.3m). Wooden door, vinyl flooring, UPVC frosted window to the rear aspect, chrome heated towel rail, white basin with chrome taps, white toilet, white bath with chrome taps and chrome shower head

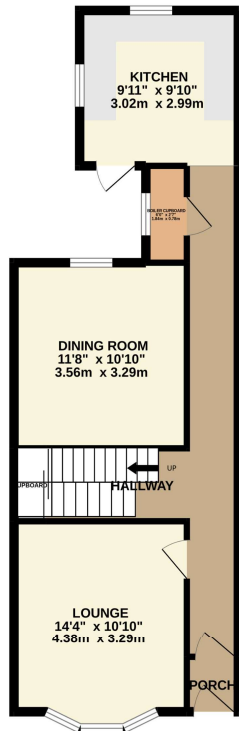
Landing Carpeted flooring, wooden banister, built in storage cupboards, loft hatch, gas wall mounted radiator

Exterior Decked garden with single garage onto service lane

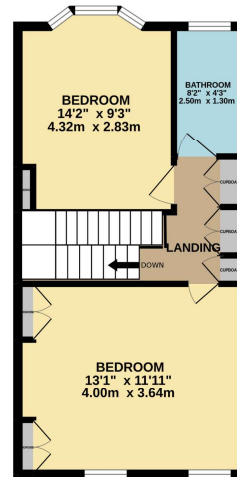


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GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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