

## **Whin Bank Road, Plymouth, Devon, PL5**

### **Offers Over: £200,000**

Set just a short distance away from local schools, shops and Crownhill village is this immaculate two double bedroom family home that in every way exceeds a buyer's expectations. The property boasts ample space from the moment you walk in and is most satisfyingly bright and airy as it accentuates a profusion of natural light throughout the home.



The residence has all the high specification expectations that a buyer may have with a modern living room, as well as family bathroom, conservatory and contemporary kitchen. The kitchen diner itself opens onto a conservatory a great deal larger than the average build of this kind giving ample space for dining room table and chairs and further furniture if required. Upstairs are two good sized bedrooms with space for a growing family. Again, suited to an expanding household, is ample street parking to the front of the property and an attractive south facing rear garden, which is complete with a decked area as well as an artificial lawn. This home is perfectly suited to a family looking to move straight in or a professional looking for easy routes to the city or the hospital. Available with no onward chain! EPC: D

## Rooms

**Hallway** uPvc front door, wooden flooring, uPvc circle window to front aspect, 2 x storage cupboards

**Lounge** 12'8" x 11'9" (3.86m x 3.58m). Carpeted flooring, uPvc window to the front aspect, gas wall mounted radiator

**Kitchen** 19' x 8'10" (5.8m x 2.7m). Wooden flooring, uPvc window to the rear aspect, cream kitchen units, black worktop, gas wall mounted radiator, integrated oven and hob

**Conservatory** 10'10" x 8'10" (3.3m x 2.7m). Wooden flooring, uPvc double doors leading into garden, wall mounted radiator

**Landing** Carpeted flooring, storage cupboard

**Bathroom** 7'10" x 5'5" (2.4m x 1.65m). White wooden door, tiled floor, white toilet, white sink basin with mixer taps, bath with overhead chrome shower, uPvc frosted window to the rear aspect

**Bedroom 2** 12'8" x 8'10" (3.86m x 2.7m). Wooden door, carpeted flooring, gas wall mounted radiator, uPvc window to the rear aspect, storage cupboard





**Bedroom 1** 12'8" x 9'5" (3.86m x 2.87m). Wooden door, carpeted flooring, uPvc window to the front aspect, wooden sliding doors into wardrobe

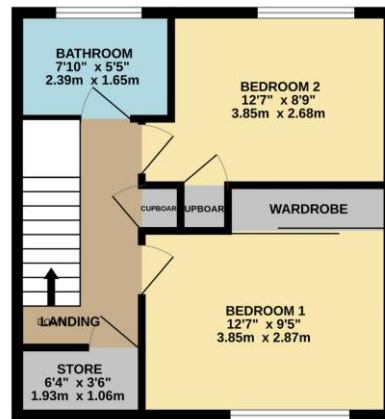
**Storage room** 6'4" x 3'6" (1.93m x 1.07m). Wooden door, wooden floor, uPvc frosted window to the front aspect, boiler



GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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