



Asking Price £200,000

Novahomes are delighted to present this well-appointed three-bedroom terraced family home, located in the highly sought-after area of Westfield, Plympton. Situated close to local schools and amenities, this property offers a fantastic opportunity for families and buyers looking for convenience and comfort. Benefiting from no onward chain, the home features a garage and off-road parking space for added practicality. The ground floor comprises a welcoming entrance hall, a spacious lounge, a separate dining room, and a modern kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Additional benefits include ample internal and external storage, as well as a low-maintenance rear garden with gated rear access. This is a fantastic opportunity to secure a home in a prime location—early viewing is highly recommended!

novahomes

Established 2008

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Westfield, Plympton, PL7 2DZ

Accommodation Comprises

Ground Floor

Entrance Hall

Lounge 4.44m (14` 7") x 3.55m (11` 8")

Dining Room 2.72m (8` 11") x 2.62m (8` 7")

Kitchen 2.74m (9`) x 2.72m (8` 11")

First Floor

Landing

Bedroom 1 4.44m (14` 7") x 3.56m (11` 8")

Bedroom 2 3.60m (11` 10") x 2.72m (8` 11")

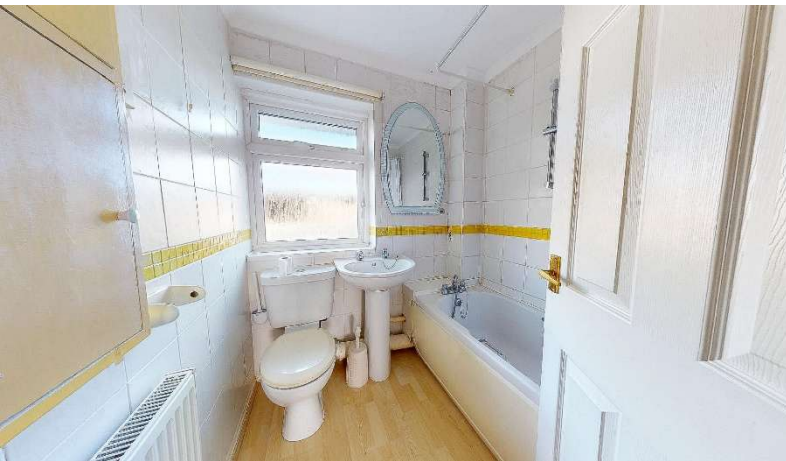
Bedroom 3 2.58m (8` 6") x 2.00m (6` 7")

Bathroom

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Plan produced using PlanUp.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

