



## Asking Price £260,000

Situated in a quiet cul-de-sac in the popular location of Westhays Close, Pymstock, this beautifully presented three-bedroom end-of-terrace family home offers a superb blend of space, comfort, and practicality. Ideal for growing families or first-time buyers, this home boasts a larger-than-average garage and additional parking accessible directly from the rear garden — a rare and valuable feature. Step inside to a bright entrance hall leading into a spacious lounge, perfect for relaxing evenings. To the rear, the open-plan kitchen/diner spans the full width of the home, with patio doors opening onto the garden — ideal for entertaining, family meals, or summer BBQs. Upstairs, three well-proportioned bedrooms include a generous main bedroom, a second double bedroom, and a third single bedroom. A modern family bathroom completes the first floor. The rear garden is private and enclosed, offering direct access to both the garage and side-by-side parking, combining convenience with secure outdoor space for children or pets. Located within easy reach of local schools, shops, and the coast, and with excellent transport links nearby, this home is ready to move straight into and enjoy.

## Westhays Close, Plymstock, PL9 9RY

### Area

Westhays Close is a peaceful and family-friendly cul-de-sac set in the heart of Plymstock, a highly desirable suburb of Plymouth. Renowned for its excellent local schools and close-knit community feel, the area is perfect for families and professionals alike.

Just a short drive from the scenic South Hams coast, with nearby access to Bovisand and Wembury beaches, this location offers a lifestyle balanced between town and sea. Local amenities include The Broadway shopping centre, cafes, restaurants, and a major supermarket.

Transport links are excellent with easy access to Plymouth city centre via Elburton Road or the A379, and several local bus routes nearby. The area also benefits from cycle paths and green spaces for outdoor recreation.

### Accommodation Comprises

#### Ground Floor

Hallway – 3.38m x 1.99m (11`1" x 6`7")  
Welcoming entrance with staircase and access to lounge and kitchen/diner.

Lounge – 3.38m x 4.18m (11`1" x 13`9")  
Spacious and light-filled living space at the front of the property.

Kitchen/Diner – 3.08m x 6.28m (10`1" x 20`7")

Impressive full-width room with space for dining table, fitted units, integrated oven/hob, and French doors opening to the rear garden.

#### First Floor

Landing – 2.46m x 2.57m (8`1" x 8`5")  
Airy and functional landing with access to all bedrooms and bathroom.

Bedroom 1 – 3.36m x 3.60m max (11`0" x 11`10")  
Principal bedroom with ample space for wardrobes. Rear aspect.

Bedroom 2 – 3.10m x 2.00m (10`2" x 6`7")  
Second bedroom with garden views, ideal double or twin room.

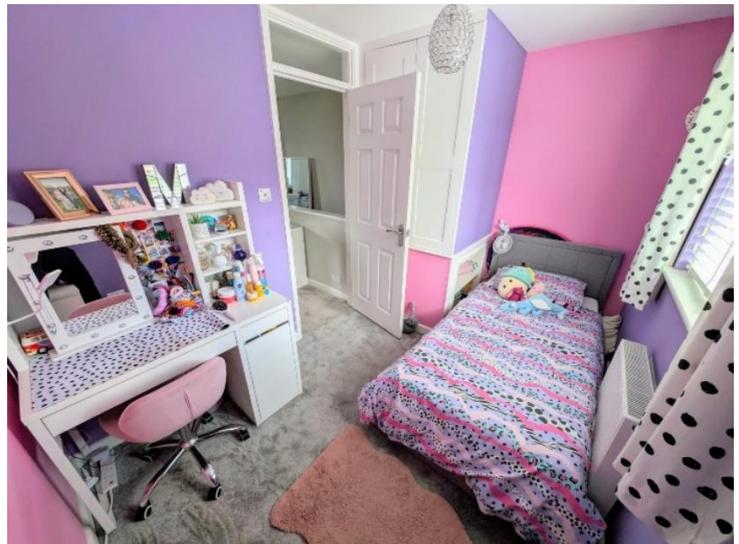
Bedroom 3 – 2.21m x 3.29m (7`3" x 10`9")  
Well-proportioned third bedroom with front aspect.

Bathroom – 1.69m x 2.57m (5`7" x 8`5")  
Family bathroom with bath/shower over, WC, and basin.

### Viewing Arrangements

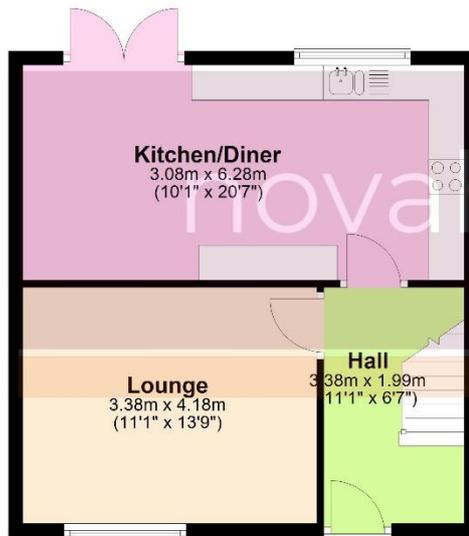
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







## Ground Floor



## First Floor



**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.

