



Asking Price £240,000

Located in the sought-after Warleigh Village area of North Plymouth, this beautifully presented three-bedroom semi-detached home offers stylish and versatile living across two floors. The ground floor features a welcoming entrance hall, a modern fitted kitchen with integrated appliances, a handy downstairs cloakroom, and a spacious open-plan lounge/diner that flows seamlessly into a bright conservatory – perfect for entertaining or relaxing with views over the garden. Upstairs, the property boasts three well-proportioned bedrooms, including a generous master with an en-suite shower room, along with a modern family bathroom. Outside, you'll find a fully enclosed rear garden ideal for families or outdoor dining, as well as allocated parking to the rear for added convenience. This attractive home is offered to the market with no onward chain, making it an excellent choice for first-time buyers, families, or investors alike. Early viewing is highly recommended.

Fleetwood Gardens, Southway, PL6 6FB

Area

Warleigh Village is a desirable residential enclave in North Plymouth, known for its family-friendly atmosphere, attractive green spaces, and close-knit community feel. Ideally positioned for easy access to local amenities, the area is within walking distance of highly regarded schools, supermarkets, and leisure facilities. Excellent transport links, including nearby bus routes and road access to the A38 and city centre, make it a convenient choice for commuters. With woodland walks, the River Tamar, and coastal spots nearby, Warleigh Village blends suburban living with easy access to nature and city life.

Accommodation Comprises

Accommodation

Door offering access into:-

Entrance Hallway

Doors offering access into the kitchen, lounge/ diner and downstairs cloakroom.

Downstairs Cloakroom

uPVC double glazed obscure window to the front aspect. Low level WC and wall mounted was hand basin.

Kitchen 10'8" (3.25m) x 8'7" (2.62m)

uPVC double glazed window to the front aspect. Modern fitted kitchen with a matching range of wall and base units comprising of cupboards and drawers with complementary work surfaces over incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled surround. Integral four ring electric hob unit with cookerhood above and oven beneath. Space for kitchen appliances. Breakfast bar with stools. Wooden effect flooring.

Lounge/ Diner 16'1" (4.9m) x 13'10" (4.22m)

uPVC double glazed window to the rear aspect. uPVC double glazed patio doors offering access into the conservatory. Built in under stairs storage cupboard. Television point.

Conservatory 12'4" (3.76m) x 9'6" (2.9m)

uPVC double glazed windows to the rear and side aspects. uPVC double glazed patio doors offering access into the rear garden. Tiled effect flooring.

Landing

Doors offering access into the bedrooms and family bathroom. Built in airing cupboard.

Bedroom One 10'3" (3.12m) x 9'3" (2.82m)

uPVC double glazed window to the rear aspect. Built in wardrobes with sliding glass mirror doors. Door offering access into:-

Shower En-Suite

Shower en-suite comprising; built in shower cubicle with tiled surround, low level WC and pedestal wash hand basin.

Bedroom Two 10'0" (3.05m) x 9'3" (2.82m)

uPVC double glazed window to the front aspect.

Bedroom Three 6'9" (2.06m) x 6'6" (1.98m)

uPVC double glazed window to the rear aspect.

Family Bathroom 7'0" (2.13m) x 6'7" (2.01m)

uPVC double glazed obscure window to the front aspect. Modern bathroom suite comprising; paneled bath with shower over and tiled surround, low level WC and pedestal wash hand basin.

Outside

Front

Steps leading up to accommodation with planted borders on either side.

Rear

Fully enclosed rear garden with fenced and walled boundaries. Low maintenance patio area with a large area laid to artificial grass with steps leading up to a raised decked area. At the end of the garden is a gate providing access to the car parking area which has allocated space for this property.

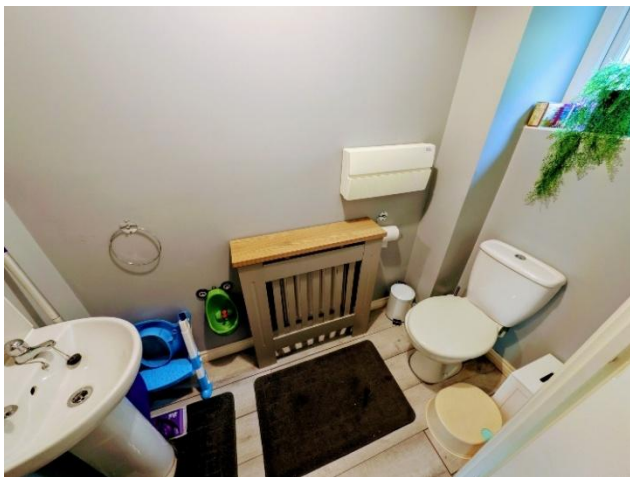
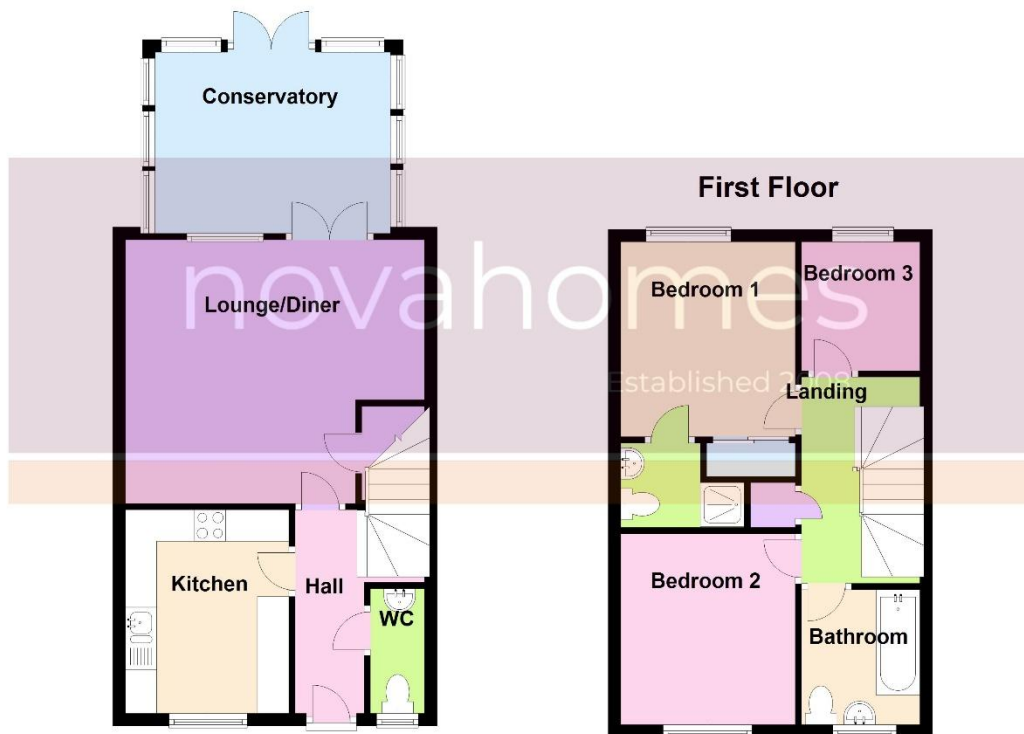
There is an annual maintenance charge for groundwork and maintenance to the outside areas of £207 per annum







Ground 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.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

