



## Asking Price £180,000

This well-presented two-bedroom period terraced home is situated on a quiet residential street in the popular Weston Mill area of Plymouth. Combining classic charm with modern practicality, this property offers generous living spaces, excellent storage options, and superb outdoor areas ideal for families or first-time buyers alike. Upon entering, you're welcomed into a light and inviting lounge with a feature fireplace and front aspect window, perfect for relaxing evenings. This leads to a well-proportioned dining room, ideal for entertaining or family meals, with direct access to a utility area and a bright, modern kitchen. The kitchen boasts sleek cabinetry, ample countertop space, an integrated oven, and a pleasant garden view through a large picture window.

Upstairs, two generously sized double bedrooms offer excellent natural light, with the principal bedroom featuring fitted wardrobes. The spacious bathroom includes both a bath and a separate shower cubicle, making it a practical and comfortable family space. Outside, the home features a delightful, low-maintenance rear garden with mature planting, flower beds, and a pathway leading to a garage—ideal for parking or additional storage. This peaceful outdoor space provides an excellent setting for relaxing or gardening. The property is just moments from local schools, shops, and the A38 for easy commuting, making it a fantastic option for a range of buyers. Offered to the market with no onward chain



## Keyham Street, Weston Mill, PL5 1AZ

### Area

Weston Mill is a well-connected and family-friendly area situated in the north-west of Plymouth. The property lies within easy reach of the A38, providing convenient commuter access to Exeter, Cornwall, and the wider South West.

Local amenities include reputable schools such as Weston Mill Primary and Marine Academy Plymouth, as well as parks, shops, and supermarkets nearby. There's a strong sense of community in the area, with several local clubs, churches, and community centres supporting a vibrant neighbourhood feel.

Transport links are excellent, with nearby bus routes and Plymouth railway station just a short drive away. The Tamar Bridge and ferry links also offer swift travel into Cornwall.

Nature lovers will appreciate the proximity to Ham Woods and the green spaces surrounding the area, while Plymouth city centre—with its array of shopping, dining, and cultural attractions—is only a short drive away.

### Accommodation Comprises

Ground Floor:

Lounge – 3.43m x 3.40m (11'3" x 11'2")  
Bright front aspect with large window, feature fireplace, and comfortable layout.

Dining Room – 3.51m x 2.74m (11'6" x 9')

Spacious dining area with access to the garden and kitchen; ideal for hosting.

Kitchen – 3.71m x 2.32m (12'2" x 7'7")  
Modern fitted units, integrated oven, gas hob, washing machine space, and garden views.

Utility Area – 1.86m x 1.47m (6'1" x 4'10")  
Practical rear utility area with doors to garden.

First Floor:

Bedroom 1 – 3.39m x 4.20m (11'1" x 13'9")  
Large double room with mirrored wardrobes and front aspect windows.

Bedroom 2 – 3.55m x 2.79m (11'8" x 9'2")  
Comfortable second double bedroom with views over the rear garden.

Bathroom – 2.52m x 2.32m (8'3" x 7'7")  
Four-piece suite with bath, separate shower, pedestal sink, and WC.

Landing – 3.55m x 1.51m (11'8" x 4'11")  
Spacious and well-lit, providing access to all rooms.

### 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.



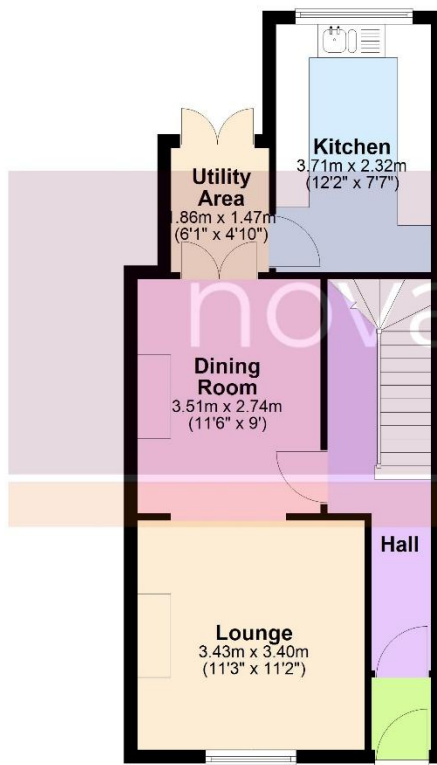








Ground Floor



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.

