

39, Newbury Close

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Whitleigh, Plymouth, PL5 4HL

City Centre 5 Miles • Exeter Airport 50 Miles • Derriford Hospital 3.3 Miles

A well-presented, two-bedroom, semi-detached home with private parking and a sunny rear garden. Situated in a quiet cul-de-sac in a popular residential area between West-Park and Whitleigh.

- Two-Bedroom Semi-Detached Home
- Private Parking Space
- West-Facing Rear Garden with Summerhouse
- Newly-Fitted Kitchen
- Quiet Cul-de-Sac Location
- Easy Access to Local Amenities and Nature Reserve
- Council Tax Band - B
- Tenure - Freehold

Offers In Excess Of £155,000

SITUATION

Newbury Close is a quiet cul-de-sac situated in a popular residential area between West-Park and Whitleigh. Within close proximity to local amenities and schools, the property is also a short walk away from the Budshead Wood Nature Reserve, a perfect spot for dogs and children to explore. There are regular bus services into the City Centre and easy access to the A38 Devon Expressway.







THE PROPERTY

A two-bedroom, semi-detached property which has been improved and updated by the current owner. The front door welcomes you into and entrance hall which opens directly into the newly fitted kitchen. The attractively designed kitchen affords a range of modern fitted cabinets and includes an integrated electric oven and induction hob. The living room includes a gas fire and enjoys direct access onto the rear garden.

An open staircase rises you to the first floor where you are greeted by a bright landing with a large storage cupboard. The principal bedroom is a good-size, double room with fitted wardrobes, and views across the garden and towards the nearby nature reserve. The second bedroom is a single room again with pleasant views. The bathroom has been recently refitted and offers a shower over bath supplied by the combination-gas boiler.

OUTSIDE

Outside the property benefits from a private parking space to the front and low maintenance front and side gardens that are laid to patio and gravel. The fully enclosed west-facing rear garden enjoys lovely afternoon and evening sun. There is a useful side gate and generous summerhouse that has been added by the current owner to offer additional storage or could be utilised as a fabulous extra space for crafts or as a play room. The property enjoys uPVC double glazed windows throughout, and is warmed by a gas-fired combination boiler.

SERVICES

Mains Electric. Mains Gas. Mains Water/Drainage. Fibre broadband currently supplied Sky. Superfast broadband and good mobile coverage is available from a selection of providers at the property (Ofcom).



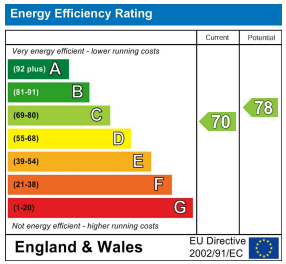




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