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## **PLOT 1** **LEWES GARDENS, WHITLEIGH, PLYMOUTH.**



**£134,950**

- A THREE BEDROOM END TERRACED PROPERTY
- DOUBLE GLAZING & GAS CENTRAL HEATING
  - MASTER BEDROOM WITH EN-SUITE
    - GARDEN TO THE REAR
  - TWO ALLOCATED PARKING SPACES
  - FLOOR COVERINGS THROUGHOUT
    - 10 YEAR NHBC WARRANTY

A brand new property with accommodation comprising; lounge, kitchen/diner, ground floor wc, three bedrooms with master en-suite, family bathroom, rear gardens and allocated parking.

## PLOT 1, LEWES GARDENS, WHITLEIGH, PLYMOUTH.

<b>ENTRANCE</b>	Obscure glazed feature composite entrance door through to;
<b>HALLWAY</b>	Stairs to first floor, mains powered smoke alarm, heating thermostat, double electric sockets and radiator. Door through to;
<b>KITCHEN/DINER</b>	<b>15'0 (4.5m) narrowing to 11'5 (3.5m) x 11'0 (3.4m) narrowing to 9'5 (2.9m) approx</b> Door to understairs cupboard, radiator, window to front elevation. Fitted kitchen comprising Alno vanilla base units with damson heartwood doors and vanilla work surface over. Alno damson heartwood wall units with vanilla doors. Stainless steel 1 ½ sink bowl with single drainer. Space for washing machine, dishwasher and fridge/freezer with electric sockets. Stainless steel electric oven, stainless steel gas hob with chimney style extractor hood over. Three further double electric sockets. Door to separate WC.
<b>W.C.</b>	White suite comprising low level w.c and vanity wash hand basin.  Door from Kitchen through to;
<b>LOUNGE</b>	<b>15'0 (4.5m) x 12.3 (3.7m) approx</b> Radiator, telephone point, TV aerial point and three double electric sockets. uPVC double glazed French casement doors to rear garden.
<b><u>FIRST FLOOR</u></b>	
<b>LANDING</b>	Access to loft space with light. Airing cupboard, mains powered smoke alarm.
<b>BATHROOM</b>	Frosted uPVC double glazed window to the side elevation. Panel bath, low level WC, pedestal wash hand basin. Radiator.
<b>MASTER BEDROOM</b>	<b>10'7 (3.25m) x 10'5 (3.2m) approx</b> uPVC window to front elevation. Radiator, telephone point, TV aerial point and three double electric sockets. Built-in wardrobe. Door leading through to;
<b>EN-SUITE</b>	Frosted uPVC double glazed window to front elevation. White fitted suite comprising shower cubicle with Mira electric shower, low level w.c and pedestal wash hand basin.
<b>BEDROOM 2</b>	<b>9'5 (2.9m) x 8'4 (2.6m) approx</b> uPVC double glazed window to rear elevation, radiator, telephone point and two double electric sockets.
<b>BEDROOM 3</b>	<b>9'5 (2.9m) x 6'0 (1.8m) approx</b> uPVC double glazed window to rear elevation, radiator, double electric socket.

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**OUTSIDE**

To the rear of the property there is a garden area. Two allocated parking spaces.

**VIEWING**

By appointment only. Please telephone 01579 370740.

***Disclaimer:** These particulars are for information only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. These details comply with the Property Misdescriptions Act 1991.*

