



Polhisa, Stoke Climsland, Callington, Cornwall PL17 8PP
Tel: (01579) 370740 Fax: (01579) 370920 Web: www.sellecknicholls.co.uk Email: info@sellecknicholls.co.uk

PLOT 2 **LEWES GARDENS, WHITLEIGH, PLYMOUTH.**



AWAITING PHOTOGRAPHS
SITE ELEVATION DRAWINGS FOR INFORMATION ONLY.

£119,950

- A TWO BEDROOM TERRACED PROPERTY
 - DOUBLE GLAZING
 - GAS CENTRAL HEATING
 - 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, two bedrooms, family bathroom, rear gardens and allocated parking.

PLOT 2, LEWES GARDENS, WHITLEIGH, PLYMOUTH.

ENTRANCE	Obscure glazed feature composite entrance door through to;
HALLWAY	Stairs to first floor, mains powered smoke alarm, heating thermostat, double electric socket and radiator. Door through to;
KITCHEN/DINER	15'0 (4.5m) narrowing to 11'5 (3.5m) x 10'0 (3.0m) narrowing to 8'2 (2.5m) approx 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 1½ bowl sink unit with single drainer. Space for washing machine, dishwasher and fridge/freezer with electric sockets. Stainless steel electric oven with stainless steel gas hob and chimney style extractor hood over. Three further double electric sockets. Door to separate WC.
W.C	White suite comprising low level w.c and vanity wash hand basin. Door from Kitchen through to;
LOUNGE	13'4 (4.1m) X 12.3 (3.7m) approx Radiator, telephone point, TV aerial point and three double electric sockets. uPVC double glazed French casement doors to rear garden.
<u>FIRST FLOOR</u>	
LANDING	Access to loft space with light. Airing cupboard, mains powered smoke alarm.
BATHROOM	White suite comprising panel bath with Mira electric shower, curtain rail with fitted curtain over, low level WC, pedestal wash hand basin. Radiator.
BEDROOM 1	13'4 (4m) narrowing to 10'0 (3m) x 11'5 (3.5m) approx uPVC window to front elevation, radiator, telephone point, TV aerial point and three double electric sockets. Built-in wardrobe.
BEDROOM 2	13'4 (4m) x 8'6 (2.6m) approx Window to rear elevation, radiator, telephone point, TV aerial point and three double electric sockets.
OUTSIDE	To the rear of the property there is a garden. 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.

