



**Falcon**

01752 600444

**8a Westwood Avenue**

Glenholt, Plymouth, PL6 7HS

Guide Price £325,000-£335,000





## In Brief

**Well presented Detached 2 double bedroom bungalow with Garage and drive.**

<b>Reception Rooms</b>	Living room & Sunroom kitchen - Diner	<b>Parking</b>	Garage and driveway
<b>Bedrooms</b>	2 double bedrooms	<b>Council Tax</b>	D
<b>Heating</b>	Gas central Heating		
<b>Area</b>	753 Sq Ft		
<b>Tenure</b>	Freehold		

## Description

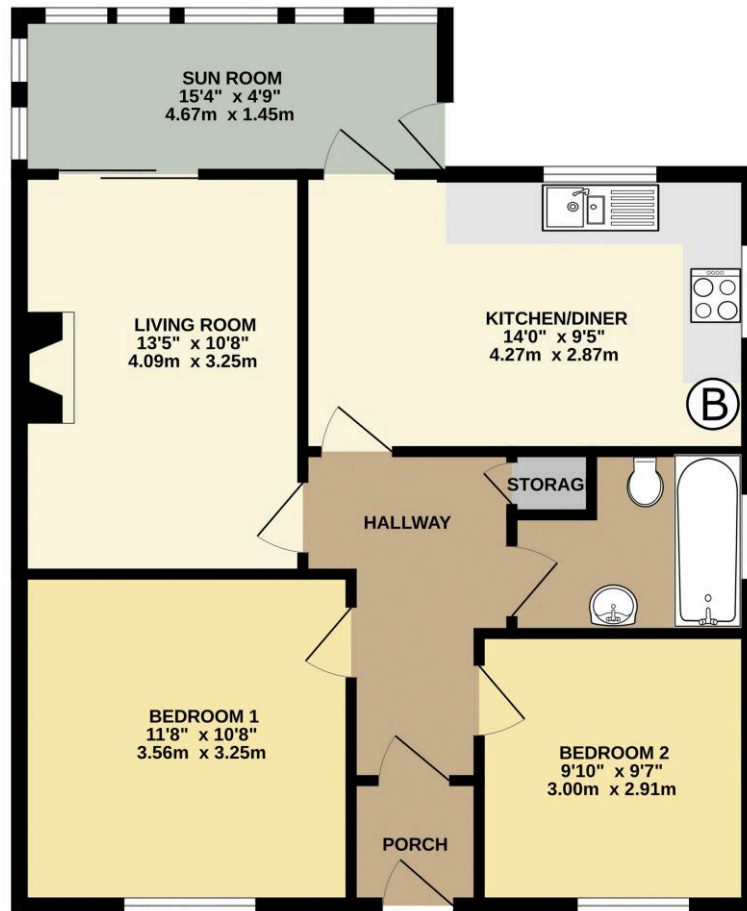
A fantastic opportunity to acquire this beautifully presented two-bedroom detached bungalow, situated on a generous level plot with well-maintained front, side, and rear gardens. The property has been thoughtfully modernised, featuring a brand new fitted kitchen and a recently installed boiler (approximately two years old), offering peace of mind for prospective buyers. Internally, the accommodation comprises two well-proportioned double bedrooms and a family bathroom fitted with a bath, shower over, WC, and wash hand basin. A particular highlight of the home is the spacious and inviting living room, complete with patio doors that open into a delightful sunroom—perfect for relaxing or entertaining while enjoying views of the garden. Further benefits include a larger-than-average garage and the property's position within the highly sought-after and desirable area of Glenholt. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer. This property is being offered to market chain free.

**Need A Mortgage?**

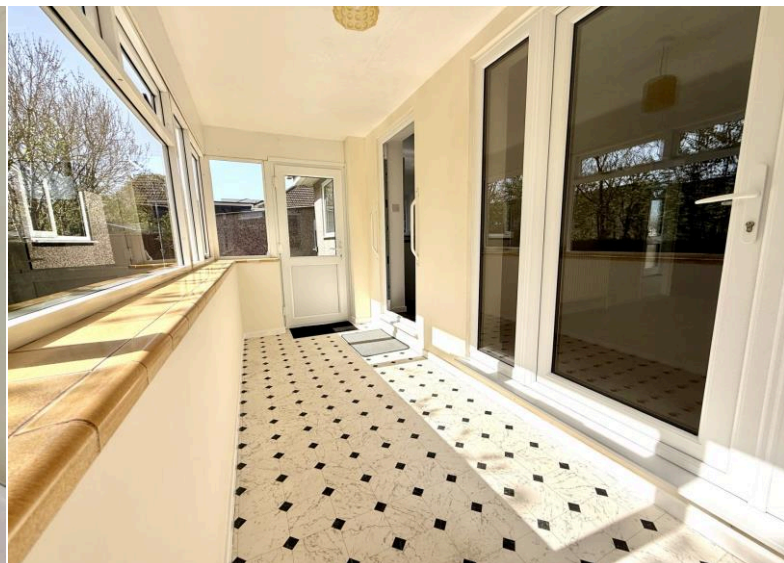
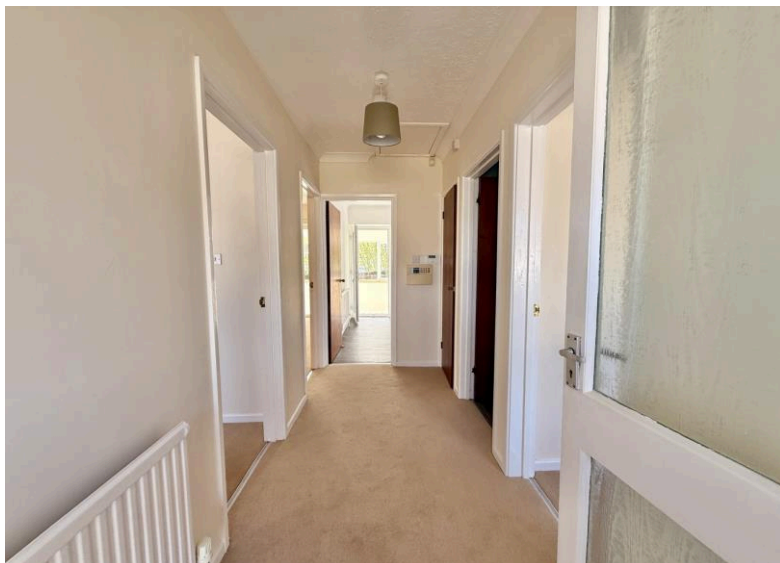
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

