



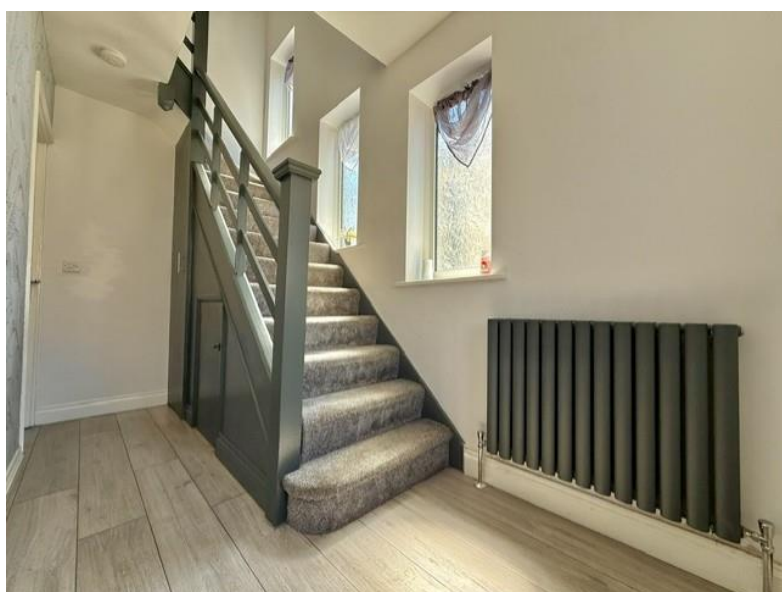
Falcon

01752 600444

33 Church Way

Weston Mill, Plymouth, PL5 1AQ

Guide Price £220,000 - £225,000





In Brief

Beautifully Presented Family Home with Stunning Kitchen, Sunny Garden & Open Outlook

Reception Rooms	Lovely living room and fabulous open kitchen / dining room		
Bedrooms	3 bedrooms (2 doubles & 1 single)		
Heating	Gas central heating	Parking	Driveway parking to rear
Area	797 sq ft	Council Tax	B
Tenure	Freehold		

Description

Flooded with natural light, this beautifully presented traditional semi-detached home enjoys a fabulous south-facing garden and stunning open views across Weston Mill Cemetery towards the estuary beyond. Situated on a sought-after residential street in Weston Mill, the property offers excellent access to Devonport Dockyard and the A38 Parkway, making it ideal for families and commuters alike. The welcoming entrance hall leads to a bright bay-fronted living room, seamlessly opening into a superb remodelled kitchen/dining room with a central island and breakfast bar, creating a fantastic space for everyday living and entertaining. A rear porch provides direct access to the sunny garden. Upstairs, there are three well-proportioned bedrooms, including two doubles, along with a stylish four-piece family bathroom. Outside, the property benefits from a low-maintenance front garden and a generous south-facing rear garden, mainly laid to lawn, with a pathway leading to private off-road parking accessed via the rear service lane. Accessed from the rear garden is the basement which is a great size, a fabulous benefit and just perfect for storage, the boiler is also down there nicely tucked away! In fact other similar properties have actually dug out the basement to lower the floor and produce further accommodation - a great possibility! Further benefits include uPVC double glazing, gas central heating and a truly enviable outlook. Early viewing is highly recommended.

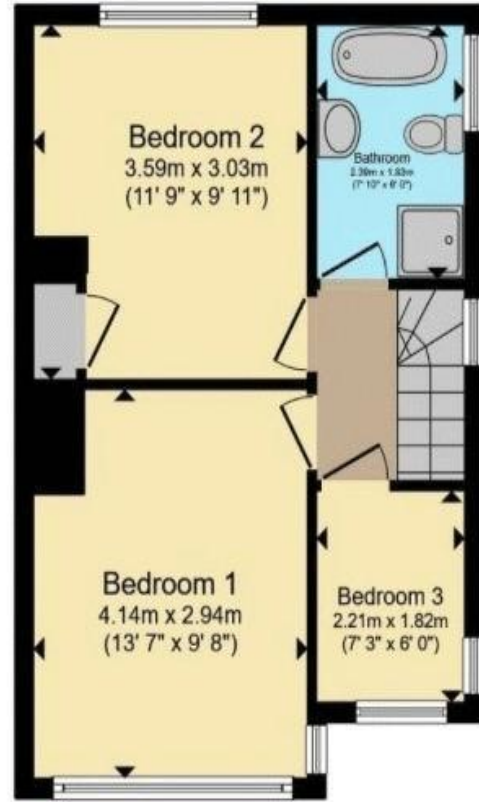
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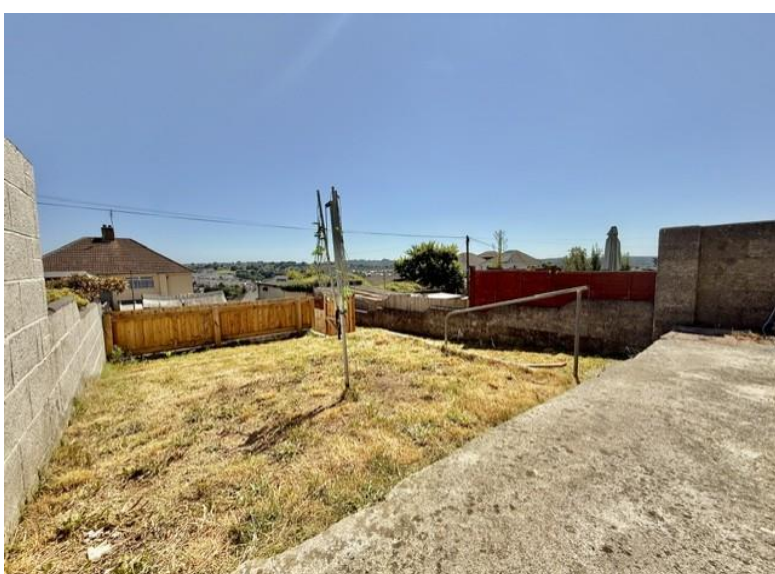
Floor Plans



Ground Floor



First Floor



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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		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

