

**Sold**

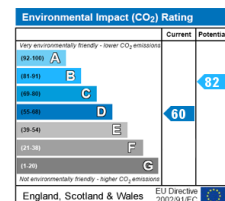
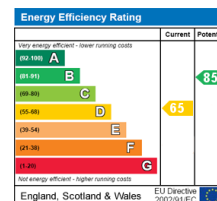
**Aylesbury Crescent, Whiteleigh, Plymouth PL5 4HX**



**Offers in Region of £164,500**

**3 bedroom Semi-Detached**

- ✓ NO CHAIN
- ✓ Ideal First Time Buyer Family Home
- ✓ 3 Good Sized Bedrooms
- ✓ Shower Room & Downstairs WC
- ✓ Good sized Lounge/Dining Room
- ✓ Off Road Parking
- ✓ Lovely Views of the Estuary & Cornwall
- ✓ Close to Several Local Schools



## Description

Viewme are delighted to bring the market this sizeable three bedroomed semi detached family home. Situated in the popular residential area of Whiteleigh with GREAT views towards the Estuary.

Living accommodation briefly comprises:

Ground Floor:

Entrance Porch, Living/Dining Room, Kitchen downstairs WC.

First Floor:

Master Bedroom, 2nd Double Bedroom, 3rd Bedroom (small double/good sized single), Family Shower Room.

External:

Front Garden/Driveway

Rear Garden leads to a Nature Reserve and open fields.

## Location

The property is situated on Aylesbury Crescent in the popular residential area of Whiteleigh.

Local amenities include a supermarket, takeaway establishments, cafe, pharmacy and post office all within walking distance located on Whiteleigh Green.

The area has a great choice of local schools including: St Peter's RC, Woodfield Primary and Whiteleigh Community Primary School. Also Secondary schools including Sir John Hunt and the Marine Academy in nearby Kings Tamerton.

Great access to outdoor pursuits and walking trails. Close to Whiteleigh Woods and Tamerton Lake. Within walking distance of the small town of Tamerton Foliot.

Just a little further afield is Transit Way where you will find Lidl, Tesco, Argos, B&M and Matalan.

Whiteleigh has good access routes to the surrounding areas of Crownhill, Ennesettle and Derriford and also in and out of the City Centre.

## Ground Floor

**Entrance Porch - 7' 6" x 4' 5" (2.31m x 1.37m)** From the double glazed entrance porch you enter the main house.



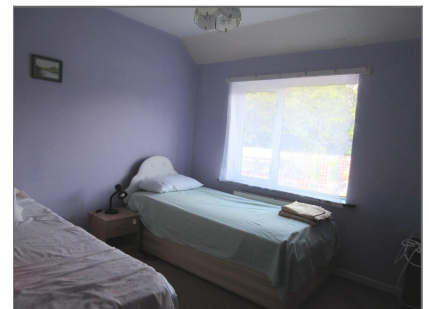
Lounge



Master Bedroom



Family Shower Room



2nd Bedroom

The porch gives views over the Estuary and onward towards the hills of Cornwall.

**Lounge/Dining Room - 13' 5" x 22' 0" (4.11m x 6.73m)** This is a good sized double room, originally there was a dividing wall between the lounge and dining room. This has now been opened up to a good sized dual purpose room with dual aspect double glazed windows overlooking the front and rear gardens. From the lounge area there is a good view of the Estuary and the hills of Cornwall.

**Kitchen - 10' 2" x 9' 4" (3.1m x 2.87m)** This good sized kitchen (in need of modernisation) is fitted with base and eye level units with roll top work surface, stainless steel sink with mixer taps and plenty of wall sockets.

The double glazed window looks out over the rear garden.

From the kitchen you can access the utility area with downstairs WC and back door to the rear garden and front driveway.

**Downstairs WC** - High set Double glazed window to side aspect. White WC.

## First Floor

**Landing** - The landing gives access to all first floor accommodation.

Loft hatch giving access to the loft area.

Neutrally decorated, carpet flooring and electrical sockets.

**Bedroom One (Master) - 11' 1" x 12' 0" (3.4m x 3.68m)** Double Bedroom with built in storage, large double glazed window overlooking front of the property with views of the Estuary and hills of Cornwall.

Neutrally decorated with carpet flooring.

**Bedroom Two (Rear) - 11' 6" x 10' 4" (3.51m x 3.15m)** Good sized second double bedroom, neutrally decorated with large double glazed window overlooking the rear garden.

Carpet flooring, wall mounted radiator and electrical sockets

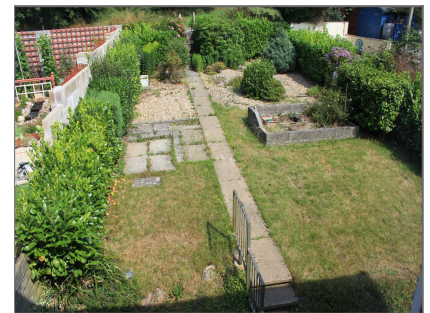
**Bedroom Three - 8' 3" x 8' 2" (2.54m x 2.49m)** Good sized single bedroom with double glazed window overlooking the front of the property with views of the Estuary, Ernesettle and Whiteleigh woods then towards Cornwall

It is neutrally decorated with carpet flooring, wall mounted radiator and electrical sockets

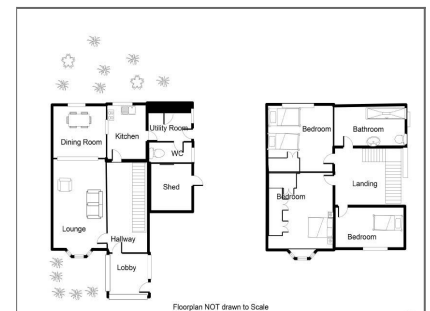
**Bathroom** - This bright Bathroom consists of white suite comprising:



3rd Bedroom



Rear Garden



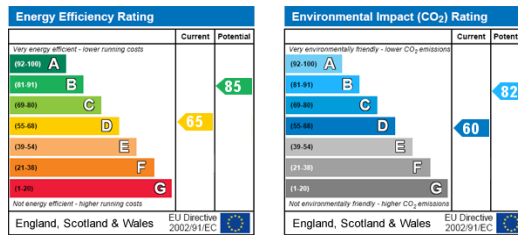
Floorplan



Double walk in shower, wash hand basin and low level WC.

Good sized double glazed window with frosted glass, carpet flooring and wall mounted radiator.

### Energy Efficiency and Environmental Impact



### Additional Information

Council Tax Band A £1,161.78 (2019/2020 Data Captured from Plymouth City Council website.)

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.