



9 Derry Avenue
Plymouth, Devon, PL4 6BH



Price £269,000
Freehold

An Edwardian terraced house circa 1907, sympathetically restored and retaining many original features including ceiling cornice, joinery and original stripped floors throughout. Working fireplaces in the principle rooms, two bathrooms and a large open plan kitchen/breakfast room leading onto a level south/southwest facing garden, with decked seating area and planted borders.

Entrance from the street via original tiled pathway, into vestibule with original tiled floor, glazed door to the hallway which has stripped floors, ceiling cornices and decorative corbels. Doors lead to the lounge and dining rooms, both with stripped floors and period fireplaces, there is wooden panelling in the lounge bay window. Through the hall leading to the modern kitchen, which has recently been fitted with integrated appliances including dishwasher, washer dryer, electric oven, induction hob and fridge & freezer, there are urban style slate effect worktops and a large range of units, a step leads to the breakfast area with French doors providing access to the garden.

Stairs lead to the first-floor with painted balustrades, stripped mahogany newel post and handrails. There is a large loft space with power and light.

On the first-floor level there is a bathroom and separate shower room each with w.c and basin. Two main bedrooms, the larger is situated at the front of the property with original fireplace and bay window panelling.

Throughout the property there are original doors and joinery including cupboards in the bedrooms. All the walls are plastered and decorated in neutral colours. UPVC windows were fitted in 2007. The electrical system has been replaced throughout, with TV point in each room, new consumer unit and smoke alarms. New double radiators have been fitted throughout.

Outside tap and gate to rear service lane.

A resident permit parking system is operated by the local authority, with the current cost being £30 per annum.



ROOM MEASUREMENTS

Ground Floor

Sitting Room	12' 12 x 12' 10 (3.96m x 3.90m) (4.79m into Bay window)
Dining Room/Bed 3	12' 12 x 10' 6 (3.96m x 3.21m)
Kitchen	12' 10 x 11' 7 (3.92m x 3.53m)
Breakfast Area	11' 5 x 6' 1 (3.48m x 1.85m)

First Floor

Master Bedroom	15' 8 x 15' 6 (4.78m x 4.73m)
Bedroom 2	13' 1 x 9' 5 (3.99m x 2.87m)
Bathroom	9' 3 x 7' 6 (2.83m x 2.29m)
Shower Room	12' 11 x 6' 2 (3.93m x 1.88m)

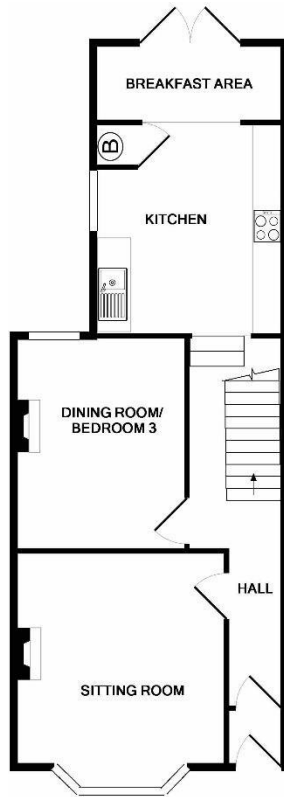


COUNCIL TAX: Band B

LOCAL AUTHORITY: Plymouth City Council

POSTCODE FOR SAT NAV: PL4 6BH





GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.3 SQ.M.)



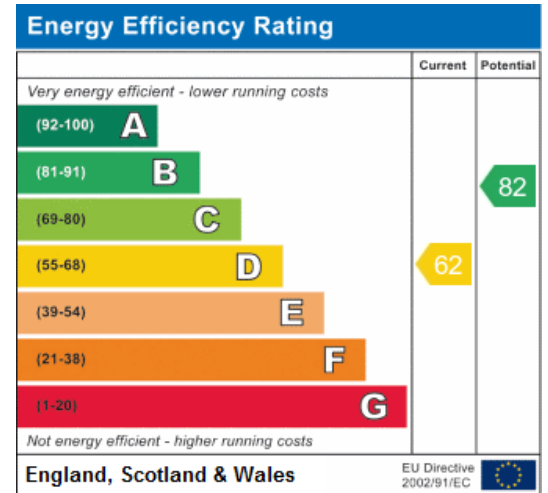
1ST FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.



VIEWINGS STRICTLY BY APPOINTMENT

Tel: 01822 665040

Mob: 07887 893217

Email: steve@steve-england.co.uk

Websites: www.steve-england.co.uk

www.rightmove.co.uk

Little Orchard, North Road, Yelverton, Devon,
PL20 6EE

