



## 8-10 Dale Avenue

Eggbuckland, Plymouth, PL6 5SF

**Offers In Excess Of £250,000**



A spacious end-terrace family home offering 3 double bedrooms plus a single, together with 3 reception rooms, bathroom, cloakroom & kitchen. A substantial property built circa 1929, which needs refurbishing throughout & has potential for loft & basement conversions. Owned by the same family for over 65 years. The property originally, comprising of 2 self-contained flats was converted 50 years ago to 1 house with 1 freehold title. The ground floor comprises a tv/music room with a bay window, generous-sized lounge, dining room, downstairs wc & kitchen. The first floor level gives access to 4 bedrooms & a shower room/wc with modern fittings. Access on the lower ground floor to 2 spacious cellar rooms. 1 private parking space. A modern gas fired boiler which services the central heating & domestic hot water.





DALE AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5SF

LOCATION

Set towards the end of this cul-de-sac of Dale Avenue, in the popular mainly residential area of Eggbuckland with a good variety of local services and amenities found near by. These include; Eggbuckland Community College & the Austin Farm Academy. Bus services close by and easy access to the A38.

ACCOMMODATION

The property is on a roughly rectangular shaped plot with off-street parking at the front, side access & an enclosed garden to the rear. The property is in need of improvement and refurbishment and offers great potential.

GROUND FLOOR

HALL

LOUNGE 13'5 x 12'3 (4.09m x 3.73m)

DINING ROOM 9'11 x 9'5 (3.02m x 2.87m)

MUSIC ROOM 12'10 x 11'5 max (3.91m x 3.48m max)

KITCHEN 12'11 x 9'5 (3.94m x 2.87m)

WC 5'11 x 5'5 (1.80m x 1.65m)

FIRST FLOOR

BEDROOM ONE 15'3 x 10 (4.65m x 3.05m)

BEDROOM TWO 13'6 x 10'6 (4.11m x 3.20m)

BEDROOM THREE 12'11 x 9'5 (3.94m x 2.87m)

BEDROOM FOUR 9'5 x 7'8 max (2.87m x 2.34m max)

SHOWER ROOM 7'7 x 6 (2.31m x 1.83m)

LOWER GROUND FLOOR

CELLAR ONE 12'5 x 9'1 (3.78m x 2.77m)

CELLAR TWO 12'5 x 10'11 (3.78m x 3.33m)

COUNCIL TAX

Plymouth City Council

Tax Band: C

SERVICES

The property is connected to gas, electricity, water & mains drainage.

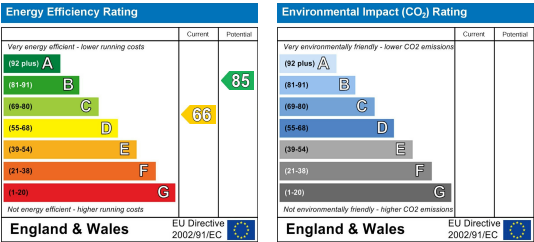
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.