



Connells

Cotehele Avenue
Keyham Plymouth



Property Description

As you explore the interiors of this character-filled home, you'll discover a layout that encompasses two reception rooms, each brimming with potential for transformation and customisation with the lounge boasting a bay window.

The kitchen and breakfast room serve as the heart of the home, presenting a canvas for your culinary visions to come to life. While in need of some modernisation, this space offers endless possibilities for creating a contemporary and functional area where you can cook, dine, and gather with ease.

Venture upstairs to find two generously-sized double bedrooms that offer a peaceful retreat from the world outside. There is also a modern fitted shower room.

To the rear is a fully enclosed private courtyard.

Located in the popular street of Cotehele Avenue, this property enjoys a prime location that combines the charm of a quiet residential street with the convenience of being close to Plymouth's amenities and attractions.

Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator.

Lounge

11' 7" x 14' 2" into bay (3.53m x 4.32m into bay)

Double glazed bay windows to the front elevation. Two radiators.

Dining Room

9' 2" x 13' (2.79m x 3.96m)

Double glazed window to the rear elevation. Storage built in to the alcove.

Breakfast Room

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to the rear elevation. Opening through to the kitchen.

Kitchen

6' 3" x 7' 9" (1.91m x 2.36m)

The kitchen comprises of a range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Space for a freestanding cooker. Stainless steel extractor hood. Double glazed window to the side elevation. uPVC double glazed door to the rear elevation.

Upstairs Landing

Built in storage cupboard.

Bedroom 1

14' 9" x 12' 7" (4.50m x 3.84m)

Generous double bedroom with two double glazed windows to the front elevation. Radiator. Alcove storage.

Bedroom 2

8' 8" x 12' 5" (2.64m x 3.78m)

Double bedroom with double glazed window to the rear elevation. Radiator.

Shower Room

Large walk in shower enclosure, low level w.c. and a pedestal sink. Obscured double glazed window to the rear elevation.

Outside

To the rear is a fully enclosed courtyard.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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