



Cotehele Avenue Keyham Plymouth

# Cotehele Avenue Keyham Plymouth PL2 1LX



### **Property Description**

As you explore the interiors of this characterfilled 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.











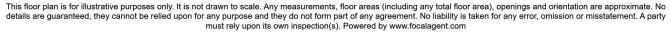






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#### T 01752 351616 E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux PLYMOUTH PL5 1RW

**EPC** Rating: D

Tenure: Freehold





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