



Connells

Cotehele Avenue
Prince Rock Plymouth

Cotehele Avenue Prince Rock Plymouth PL4 9NQ

for sale offers in excess of
£200,000



Property Description

An opportunity to acquire this substantial four bedroom mid-terraced property with period features, situated in the popular residential area of Prince Rock. Close to a host of local amenities and a close drive to the city centre. The property benefits from four bedrooms, two reception rooms, kitchen/diner and rear courtyard.

On the ground floor, you have a spacious lounge with a bay window, dining room and substantial kitchen/diner area with wall and base kitchens units and access to the downstairs bathroom comprising of bath with overhead shower, hand basin and W.C.

On the first floor, you have the first of one of the double bedrooms with an en-suite comprising of corner bath and hand basin and a separate W.C. before you enter the bedroom. This property also benefits from two more spacious double bedrooms, the second bedroom with a bay window and further good-sized single bedroom, completing the upstairs of this home.

Externally, to the rear you have a courtyard and on-street parking to the front.

This property is a host to many local amenities, such as shops and restaurants and is a short drive away from the city centre and Barbican. Appealing to a wide range of buyers.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

12' 9" x 15' 2" (3.89m x 4.62m)

Dining Room

10' 3" x 12' 1" (3.12m x 3.68m)

Kitchen/Diner

11' x 17' 6" (3.35m x 5.33m)

Bathroom

First Floor

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Bedroom Two

10' 3" x 15' 4" (3.12m x 4.67m)

Bedroom Three

10' 2" x 12' 1" (3.10m x 3.68m)

Bedroom Four

5' 7" x 9' 8" (1.70m x 2.95m)

W.C.









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

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH311836



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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