

for sale

offers in excess of **£160,000** Leasehold



Park Avenue Plymstock Plymouth PL9 7BD

Spacious **FOUR BEDROOM** maisonette, set in an ideal location close to the Broadway and local amenities. Benefitting **OFF ROAD PARKING**, front and rear **PRIVATE GARDENS** and amazing views over to Burrow hill and the surrounding area. **A MUST VIEW!**

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Property Details

Entrance

Enter the property through a double glazed door to the side aspect into the entrance hall with stairs rising to the first floor.

First Floor Landing

To the first floor there is a double glazed window to the front aspect, heating controls and smoke detector. There is access to the lounge, kitchen, bedrooms one, two and the family bathroom, with stairs rising to second floor.

Lounge 13' 7" max x 12' into recess (4.14m max x 3.66m into recess)

A lovely sized lounge with ample space for living room furniture and with neutral decor. There is a television point, telephone point, radiator and double glazed window to the front aspect.

Kitchen 12' 2" into doorway x 9' 4" max (3.71m into doorway x 2.84m max)

A good sized kitchen comprising; matching wall and base units with complimentary work surface over, stainless steel sink and drainer unit with tiled splashback, a radiator, space and plumbing for washing machine and tumble dryer, space for tall fridge/ freezer, ideal combi boiler and space for stand alone cooker. It is a light and airy room with two double glazed windows to the rear aspect overlooking the garden.

Bedroom One 12' 11" max x 9' 6" max (3.94m max x 2.90m max)

An excellent sized double room with a double glazed window to the rear aspect overlooking the garden with far reaching views. There is ample space for wardrobes and further bedroom furniture, a radiator and television point.

Bedroom Two 13' 4" into doorway x 10' max (4.06m into doorway x 3.05m max)

A good sized double room with lots of natural light from the double glazed window to the front aspect. There is ample space for wardrobes and a radiator.

Bathroom

Located on the first floor is the family bathroom which comprises; wash hand basin, low level flush WC, bath with mixer taps, extractor fan, radiator and is part tiled. There is a double glazed obscured window to the rear aspect.

Second Floor Landing

The second floor landing is a large space. There is access to bedroom three, four and a store room with WC and further storage cupboard into the eves.

Bedroom Three 11' 5" max x 7' 10" max (3.48m max x 2.39m max)

Located on the second floor with restricted head height is the single third bedroom. There is a double glazed velux window with lovely views towards Burrow hill and there is a radiator and television point.



Bedroom Four 10' 5" max x 7' 9" max (3.17m max x 2.36m max)

A single bedroom which has restricted head height and has a double glazed velux window to the front aspect. There is a radiator and television point.

Store Room / Wc

A storage room with separate WC and wash hand basin, currently the pipes have been clipped off. Restricted head height.

Outside Front

A gate on Park Avenue leads down a pathway through the front garden which is mainly laid to lawn.

Outside Rear

This rear garden is mainly gravelled with a raised flower bed, large decked area and a shed. There is access to the front door, front garden and opens onto the rear lane providing a parking space.

Parking Space

Located to the rear of the property is parking.



To view this property please contact Connells on

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PLYMOUTH PL9 7AW

Tenure: Leasehold

EPC Rating: C

Property Ref: PLK305590 - 0005

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.