



## Asking Price £210,000

Situated within the central area of Keyham, just a 'stone's throw away' from the HM Navel Base, close to a variety of local amenities including shops and primary schools, local Alexandra Park and providing easy access to the A38 dual carriageway and Plymouth City Centre only 3 miles away. This is wonderful opportunity to acquire a tastefully and well-presented end of terrace property. The house retains an abundance of period and character features as well as incorporating some modern features.

Character features include, original panelled doors, ornate ceiling mouldings, dado rails, and a balustraded staircase. The versatile living accommodation comprises, on the ground floor, a living room with a lovely bay window which is currently used as a third bedroom, kitchen with solid wood worktop and various wall and base units, an archway leads into the dining room where stairs lead down into the lower ground floor where there is a utility room with access to the rear courtyard garden and a cinema room which could also be utilised as a third bedroom and an ensuite shower room. On the first floor are two double bedrooms one with a large built-in wardrobe and a modern shower room with a rainwater shower. Externally there is a low maintenance decked courtyard, which can be accessed from both the kitchen and utility room. The courtyard is home to a shed and two storage cupboards and is a lovely area to sit in the sun of an afternoon.

# novahomes

Established 2008

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## Townsend Avenue, Keyham, PL2 1PA

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

ENTRANCE HALL

LIVING ROOM/BEDROOM 11' 8" x 14' 3" (3.56m x 4.34m)

DINING ROOM 9' 1" x 12' 5" (2.77m x 3.78m)

KITCHEN 9' 1" x 7' 6" (2.77m x 2.29m)

#### LOWER GROUND FLOOR

CINEMA ROOM/BEDROOM 3 13' 6" x 13' 6" (4.11m x 4.11m)

ENSUITE SHOWER ROOM

#### FIRST FLOOR

BEDROOM 1 15' 2" x 12' 2" (4.62m x 3.71m)

BEDROOM 2 9' 2" x 12' 5" (2.79m x 3.78m)

SHOWER ROOM

#### Viewing Arrangements

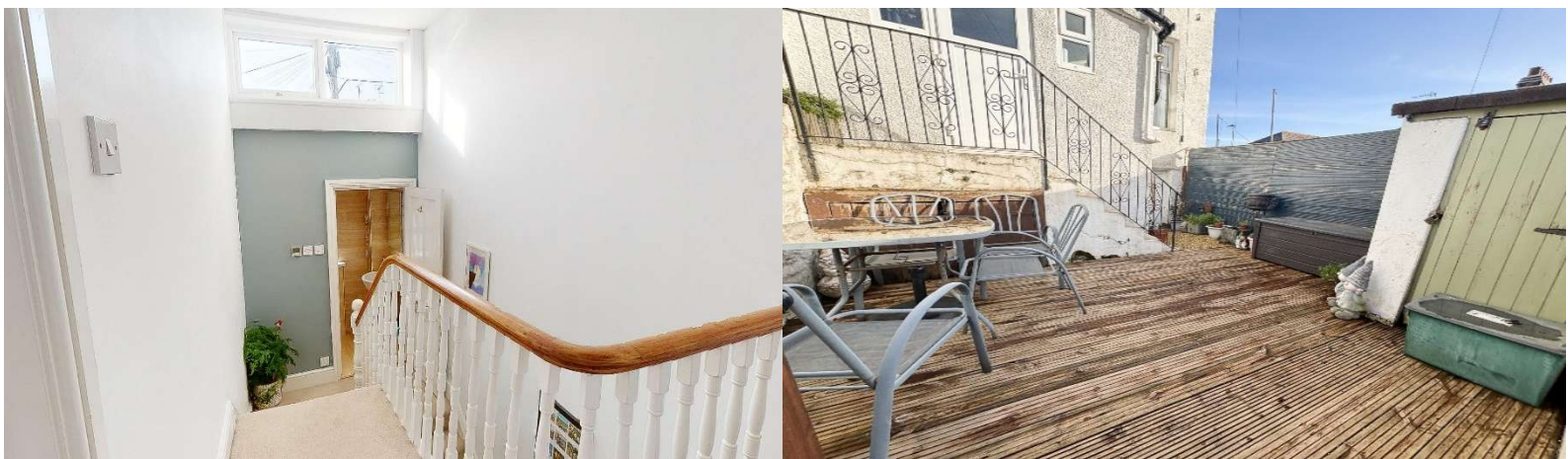
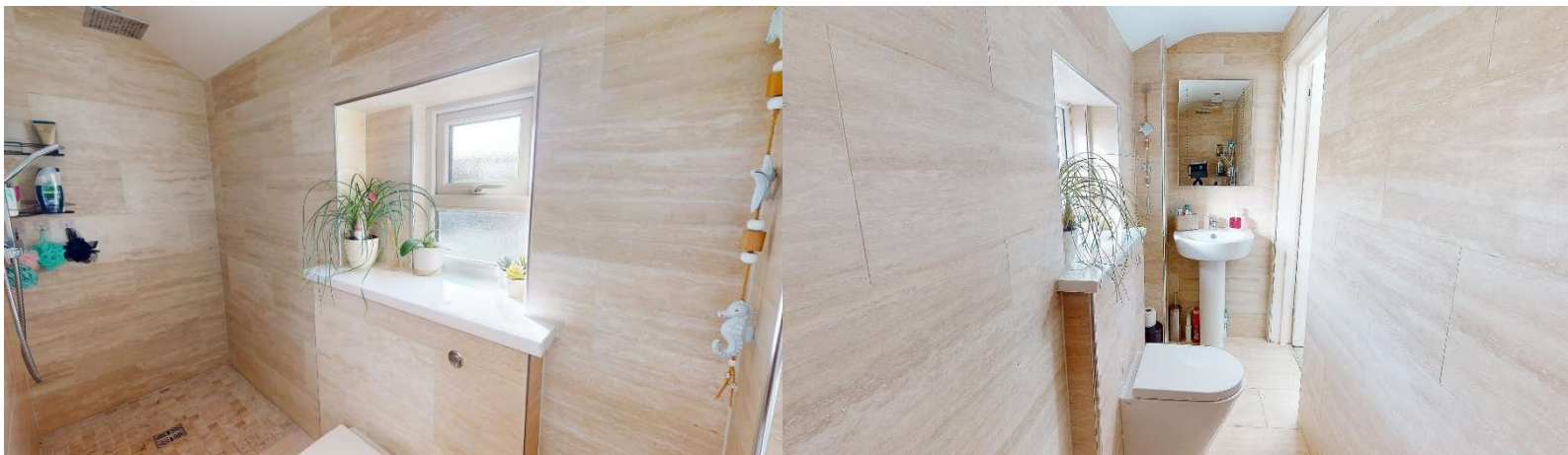
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







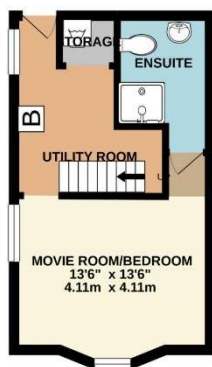
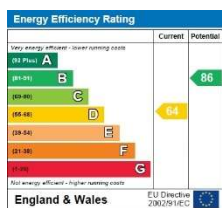




LOWER GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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