



## 14 Princess Avenue

Plymstock, Plymouth, PL9 9EP

**£339,950**



This is a fabulous opportunity to purchase a great-sized family home convenient to central Plymstock. The property has good-sized accommodation comprising a lounge, kitchen/breakfast room with an adjoining dining area, utility and shower room downstairs, whilst on the first floor are 4 bedrooms, family bathroom and a separate wc. Externally there is a drive, garage and a terraced garden to the rear backing onto Burrow Hill.



## PRINCESS AVENUE, PLYMSTOCK, PL9 9EP

### ACCOMMODATION

Access to the property is gained via steps leading up to the main entrance. A part obscured glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor. Laminate floor.

### KITCHEN/BREAKFAST ROOM 18'10" x 12'0" at widest point (5.75 x 3.68 at widest point)

Double-glazed window to the front elevation. Built-in breakfast bar. Archway leading through to the kitchen area. Range of eye-level and base units with rolled-edge work surfaces. Inset one-&a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath and a stainless-steel canopied extractor hood above. Built-in dishwasher. Built-in freezer. Space for a fridge-freezer. 2 built-in walk-in storage cupboards, one of which acts as a very useful larder, and the second houses the gas boiler. Laminate floor. Double-glazed window to the rear overlooking the rear garden. Archway leading through to the dining area.

### DINING AREA 10'9" x 10'1" (3.30 x 3.08)

Double-glazed window to the front elevation with views across Plymstock towards Dartmoor and Plymouth City Centre. Doorway leading to the utility.

### UTILITY 8'5" x 5'3" (2.57 x 1.61)

Space and plumbing for washing machine. Double-glazed window. Part obscured double-glazed door providing access to the garden. Doorway leading to the shower room.

### SHOWER ROOM 7'10" x 4'7" (2.39 x 1.41)

Comprising a corner Quadrant-style shower with a tiled area surround, shower unit with spray attachment and folding shower screen doors, pedestal wash basin and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

### LOUNGE 18'11" x 11'6" (5.77 x 3.51)

A dual aspect main reception room with a double-glazed window to the front and sliding double-glazed patio door to the rear leading out onto the garden. Built-in fireplace with an electric fire.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the rear elevation.

### BEDROOM ONE 18'11" x 10'2" (5.77 x 3.12)

A lovely dual aspect room with views to the rear over the garden and to the front across Plymstock towards Dartmoor and Plymouth.

### BEDROOM TWO 12'1" x 10'5" (3.69 x 3.19)

Fitted wardrobe. Window with views to the front across Plymstock towards Dartmoor and Plymouth.

### BEDROOM THREE 11'6" x 10'5" (3.53 x 3.19)

Double-glazed window to the front with views across Plymstock towards Dartmoor and Plymouth.

### BEDROOM FOUR 8'2" x 7'11" (2.50 x 2.42)

Double-glazed window to the rear elevation.

### BATHROOM 5'1" x 8'11" incl door recess (1.55 x 2.72 incl door recess)

Comprising a panel bath with twin hand grips, shower unit with spray attachment, tiled area surround and shower screen and a pedestal wash basin. Towel rail/radiator. Obscured double-glazed window to the rear elevation.

### SEPARATE WC 6'3" x 2'3" (1.91 x 0.70)

Fitted with a low level toilet and sink unit. Obscured double-glazed window to the rear elevation.

### GARAGE 19'2" x 9'10" (5.86 x 3.02)

Up-&over door to the front elevation. Power and lighting.

### OUTSIDE

At the front of the property is an attractive lawned and planted front garden area with mature shrubs and flowering plants. Steps rise to the front entrance. Also at the front is the driveway leading to the integral garage. A side gate with steps and path leads around to the rear garden. The rear garden is enclosed by mature hedging and walling and is laid out with a series of terraces. At the bottom level there is a paved area with steps rising to a gravelled and patio area. Timber shed. Pathway and steps lead up into the garden, where there are various level lawned sections. There is a top area of garden with mature shrubs and bushes beyond which is a stone wall and trees backing onto Burrow Hill. From the top section of garden you can look over the local rooftops back towards Plymouth City Centre with Cornwall in the distance and views of the Cattewater.

### COUNCIL TAX

Plymouth City Council

Council tax band D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

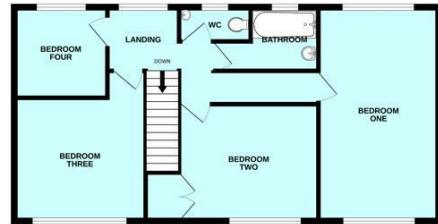
## Area Map



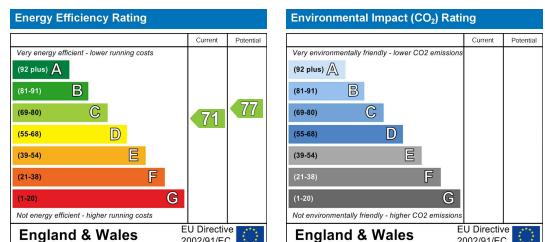
## Floor Plans



1ST FLOOR



## Energy Efficiency Graph



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