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Montacute Avenue  
Plymouth



## Property Description

This three-bedroom semi-detached home offers well-proportioned rooms and plenty of potential throughout. The ground floor features a bright lounge that flows into a dining room with sliding doors opening directly onto the garden. The kitchen provides good workspace and leads to a useful utility room, with a convenient downstairs W.C. completing the layout. Upstairs are three bedrooms and a modern bathroom finished with a full-size bath and overhead shower.

Outside, the property enjoys a spacious tiered rear garden with a raised deck area perfect for seating or outdoor dining, along with a large outbuilding offering excellent storage or workshop possibilities. The property has solar panels fitted with Feed In Tarriff (FIT) which is around £800 per year income. With generous living areas and ample outdoor space, this home presents a great opportunity for someone looking to personalise and make it their own.

## Outside

### Front

The front of the property features a well-maintained semi-detached exterior with a clean, modern finish and a pitched roof. A neat lawn runs along the front boundary. The entrance is highlighted by a charming canopy porch above the front door, offering a welcoming focal point. The property is set slightly elevated from the road, giving a pleasant open outlook, with fencing and boundary walls providing definition and

privacy.

### Lounge

13' 11" x 12' 4" ( 4.24m x 3.76m )

Double glazing window to the front elevation, Radiator. The fireplace features an inset fire set within a light, marble-effect surround and hearth. An open archway leads seamlessly into the adjoining dining room, allowing the two spaces to flow together.

### Dining Room

13' 9" x 8' 10" ( 4.19m x 2.69m )

Double glazed sliding glass doors open directly onto the garden. An open walkway leads through to the kitchen, making the space practical and well-connected for everyday living.

### Kitchen

10' x 8' 9" ( 3.05m x 2.67m )

A range of wall and base units with worktops above. Cooker-point, extractor fan above. Stainless steel sink and drainer with mixer tap. Double glazing window to the rear elevation. Obscured double glazing door leading to utility room and W.C. Boiler.

### Utility Room

This utility room offers a practical space for household tasks, featuring a long worktop ideal for laundry or additional storage. Double glazing window to the rear elevation, A separate sink with tap fittings adds extra convenience.

## Landing

Double glazing window to the side elevation.

## Bedroom 1

13' 9" x 12' 2" ( 4.19m x 3.71m )

Double glazing window to the front elevation.  
Two built in storage cupboards.

## Bedroom 2

13' 9" x 8' 10" ( 4.19m x 2.69m )

Double glazing window to the rear elevation.  
Built in storage cupboard.

## Bedroom 3

9' 6" x 8' 8" ( 2.90m x 2.64m )

This third bedroom is a bright and tidy space, ideal for use as a single bedroom, nursery, or home office. Double glazing window to the front elevation.

## Bathroom

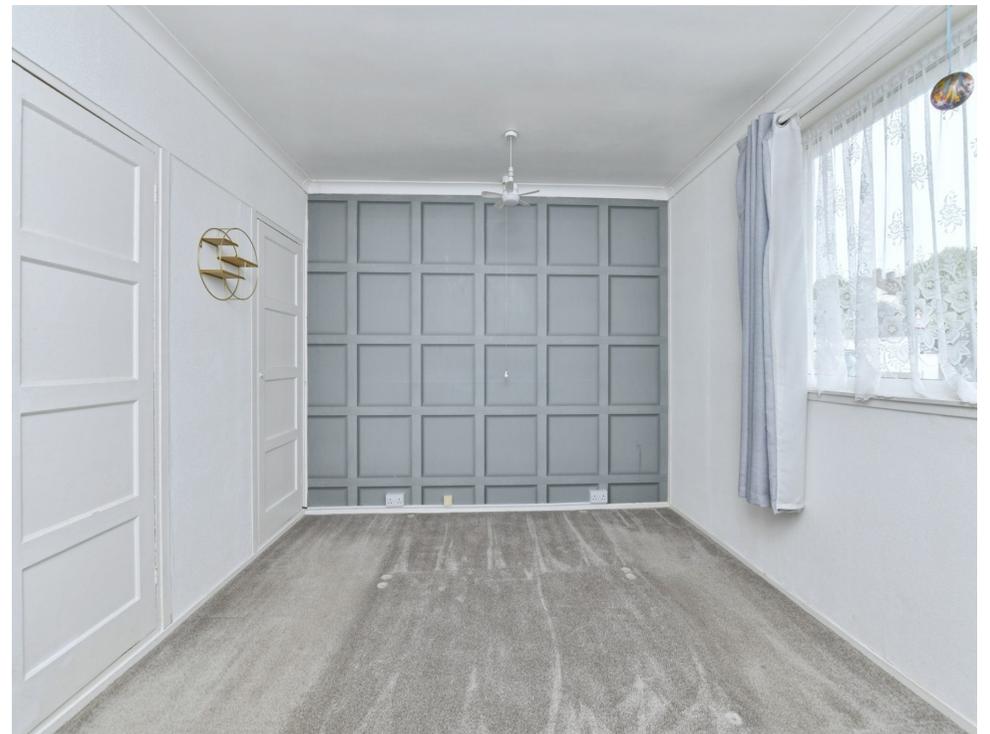
Full-sized bath with an overhead shower and a sleek glass screen. The walls are finished with stylish marble-effect panels. A pedestal wash basin. Obscured double glazing window to the rear elevation. Close-coupled WC.

## Rear Garden

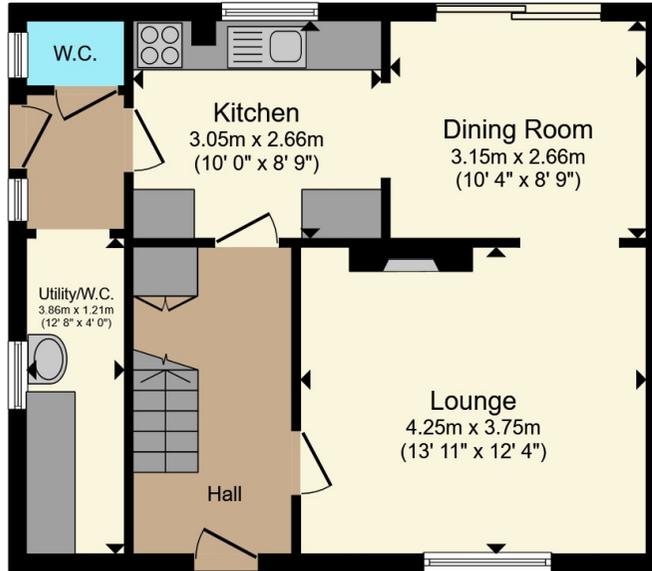
This spacious rear garden offers a tiered layout with a mix of lawn, decking, and planted areas. The upper level features a large raised deck directly accessible from the dining room. Steps lead down to a generous lawn. The garden is fully enclosed with fencing and mature greenery, offering both privacy and structure. The outbuilding is a

large, single-storey structure positioned at the rear of the garden. It features a flat roof, a solid rendered exterior, and a metal security gate over the main door.

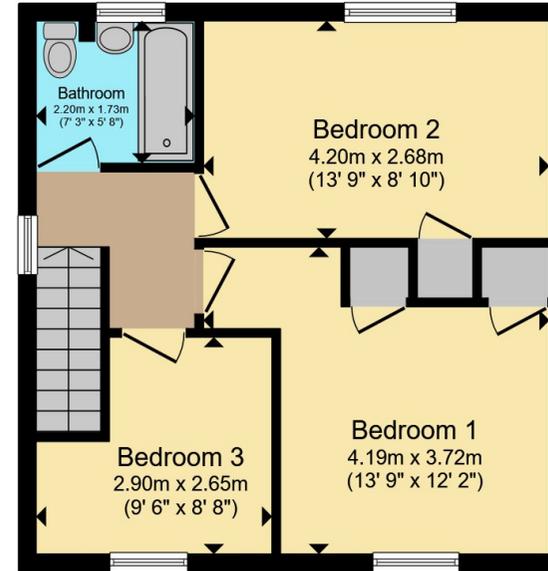








**Ground Floor**



**First Floor**

Total floor area 90.6 m<sup>2</sup> (975 sq.ft.) approx

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