



## 27 Princess Avenue

Plymstock, Plymouth, PL9 9ES

£295,000



Superbly-positioned semi-detached 3 bedroom bungalow situated in this highly desirable location at the end of quiet cul-de-sac within close proximity of Burrow Hill and the amenities of The Broadway. The property benefits from a level driveway with parking to 2-3 cars & a detached garage. There is a generous patio and lawned area to the rear and side of the property. In need of modernisation but with recent upgrades including uPVC double-glazing throughout, a new Worcester combi boiler, wet room and insulation throughout.



## PRINCESS AVENUE, PLYMSTOCK, PL9 9ES

### ACCOMMODATION

The property is approached via a gated entrance walkway. Steps lead up to the front door. uPVC glazed front door opening into the entrance hall.

### ENTRANCE HALL 18'7 x 8'9 at widest point (5.66m x 2.67m at widest point)

Providing access to the accommodation. Double storage cupboard.

### KITCHEN 11'9 x 10'9 (3.58m x 3.28m)

Recently fitted Worcester boiler. Stainless-steel sink. Newly-fitted uPVC double-glazed windows to the front and side elevations. Plumbing and power ready for the kitchen to be installed.

### UTILITY ROOM/BOOT ROOM 6'8 x 6'9 (2.03m x 2.06m)

Plumbing for a washing machine. Power. Lighting. Pitched roof. uPVC double-glazed windows to 3 elevations. Single glazed door leading out to the garden.

### LIVING ROOM 16'7 x 12' (5.05m x 3.66m)

Large picture double-glazed window to the front elevation. Fireplace and hearth with an electric fire, ready to be connected. Display rails.

### BEDROOM ONE 13'3 x 12' (4.04m x 3.66m)

Newly-fitted uPVC double-glazed window to the rear elevation. Storage cupboard.

### BEDROOM TWO 9'8 x 6'9 (2.95m x 2.06m)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 9'8 x 9'3 (2.95m x 2.82m)

uPVC double-glazed window to the rear elevation.

### WET ROOM 7'7 x 5'2 (2.31m x 1.57m)

Comprising a stainless-steel mains-fed shower, pedestal sink and toilet. Stainless-steel towel rail/radiator. Tiled floor. Aquaboard panelling. Newly-fitted uPVC windows to the side elevation.

### GARAGE

Detached single garage with an up-&-over door to the front elevation. Power and lighting. Window to the side elevation.

### OUTSIDE

Level driveway providing off-road parking for 2-3 vehicles. The garden is a mixture of crazy paving, large patio area and a south-south-westerly lawned garden with established borders. There are views towards Burrow Hill and across Plymouth and around towards Dartmoor.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

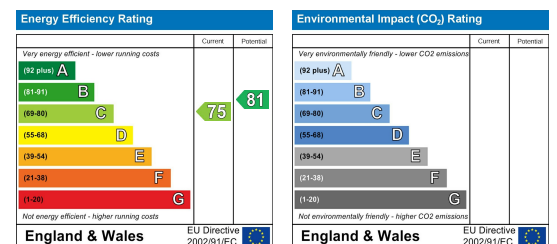
### Area Map



### Floor Plans



### Energy Efficiency Graph



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