



## 29 Mainstone Avenue

Prince Rock, Plymouth, PL4 9NA

£180,000



An opportunity to acquire this mid-terraced older style house arranged as 2 flats. On the ground floor, the flat consists of a living room, separate dining room and kitchen together with a bedroom and shower room/wc. On the first floor there is an all-in-one living room/kitchen plus a bedroom and a large bathroom. To the rear there is a timber-decked balcony. Shared rear courtyard. Double-glazing & central heating.



## GFF MAINSTONE AVENUE, PLYMOUTH, PL4 9NA

### ACCOMMODATION

Front door opening into the living room.

### LIVING ROOM 15'3 x 12'7 (4.65m x 3.84m)

Bay window to the front elevation. Chimney breast with fireplace. Covered ceiling. Dado rail. Access through to the inner hallway.

### INNER HALLWAY

Providing access to the remainder of the accommodation. Under-stairs storage cupboard housing the meters and the gas boiler.

### BEDROOM 11'8 x 10'8 (3.56m x 3.25m)

Window to the rear elevation. Over-head cupboards. Covered ceiling.

### SHOWER ROOM 7'1 x 4'4 (2.16m x 1.32m)

Comprising an enclosed shower, pedestal basin and wc. Obscured window to the side elevation.

### DINING ROOM 12'8 x 8' (3.86m x 2.44m)

Window to the side elevation. Access through to the kitchen.

### KITCHEN 9'11 x 8'1 (3.02m x 2.46m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Single drainer sink unit. Space for appliances. Window to the rear elevation overlooking the courtyard-style garden. Window to the side elevation. Partly-glazed door leading to outside.

## FFF MAINSTONE AVENUE, PLYMOUTH, PL4 9NA

### ACCOMMODATION

Doorway opening to stairs leading to the landing.

### FIRST FLOOR LANDING

Providing access to the accommodation. Loft hatch.

### LIVING ROOM/KITCHEN 12' x 16'3 (3.66m x 4.95m)

A full-width room situated to the front of the property with ample space for seating and dining. 2 windows to the front elevation. Chimney breast. Kitchen cabinets with matching work surfaces and tiled splash-backs. Space for free-standing appliances. Inset one-&-a-half bowl single drainer sink. Covered ceiling.

### BEDROOM 9'6 x 11'7 (2.90m x 3.53m)

Chimney breast. Built-in cupboards either side of the chimney breast. Covered ceiling. Window to the rear elevation.

### BATHROOM 12'4 x 7'7 (3.76m x 2.31m)

Comprising a bath with a mixer tap shower, pedestal basin and separate shower. Cupboard housing the gas boiler. Partly-glazed door to the rear opening onto a decked terraced with steps leading down to the courtyard.

### SEPARATE WC

Fitted with a wc. Obscured window to the side elevation.

### AGENT'S NOTE

There are 2 separate gas meters and separate gas bills. Separate council tax bills, both Plymouth City Council, band A. The electric has 2 separate meters and 2 separate consumer units but only 1 bill. 1 water connection.

1 freehold title but arranged as 2 separate flats.

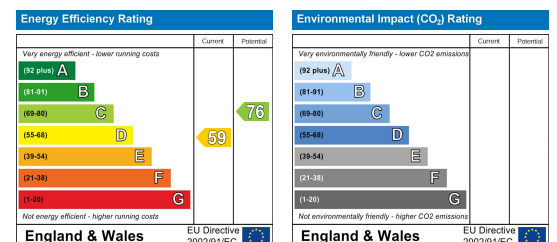
## Area Map



## Floor Plans



## Energy Efficiency Graph



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