



Town • Country • Coast



Frensham Avenue

Plymouth

Offers Over £350,000



## Frensham Avenue

Plymouth

Nestled in the charming area of Frensham Avenue, Plymouth, this delightful house offers spacious accommodation and lends itself to flexible living, with 3/4 Double Bedrooms, a very large Living Room, additional reception room or fourth bedroom, garage and generous sunny garden.

With large windows, the property is light and bright and although in need of some slight modernisation, would lend itself to being a comfortable family home.

Downstairs there is a small porch for shoes and a welcoming hallway. The kitchen boasts plenty of storage with base and wall units. The Living Room is double aspect with large window to the front and patio doors at the rear that open up to the garden. There is a further reception room which could also be utilised as a downstairs bedroom. There is a downstairs Cloakroom WC.

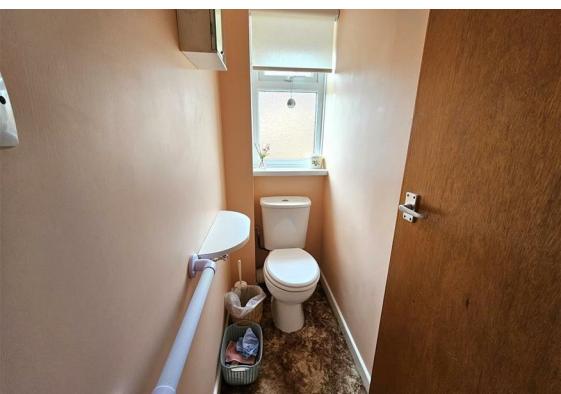
Upstairs there are three large double bedrooms with ample space for furniture, a shower room with walk in cubicle and a separate WC. There is also a useful large cupboard utilising the eaves.

Outside there is a detached garage, a shed for storage and a generous garden, mostly laid to lawn and bordered by colourful shrubs and trees offering privacy. Outside the living room doors is a patio area, ideal for a table and chairs for alfresco dining.

Frensham Avenue is well-connected, with local amenities, schools, and parks just a stone's throw away, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to settle down or invest, this property presents a wonderful opportunity.

Do not miss the chance to make this house your home.





#### Porch

#### Hallway

#### Living Room

29'7" x 10'8" (9.03 x 3.27)

#### Kitchen

9'8" x 8'6" (2.96 x 2.60)

#### Reception Room/Bedroom 4

12'6" x 11'10" (3.82 x 3.62)

#### Downstairs WC

#### Landing

#### Bedroom 1

13'0" x 10'9" (3.98 x 3.30)

#### Bedroom 2

11'5" x 10'9" (3.48 x 3.29)

#### Bedroom 3

16'5" x 8'6" (5.01 x 2.60)

#### Shower Room

#### Upstairs WC

#### Tenure

Freehold

#### Services

Mains gas, electricity, drainage and metered water.

#### Council Tax Band

Plymouth City Council 'D'

#### EPC

D/59

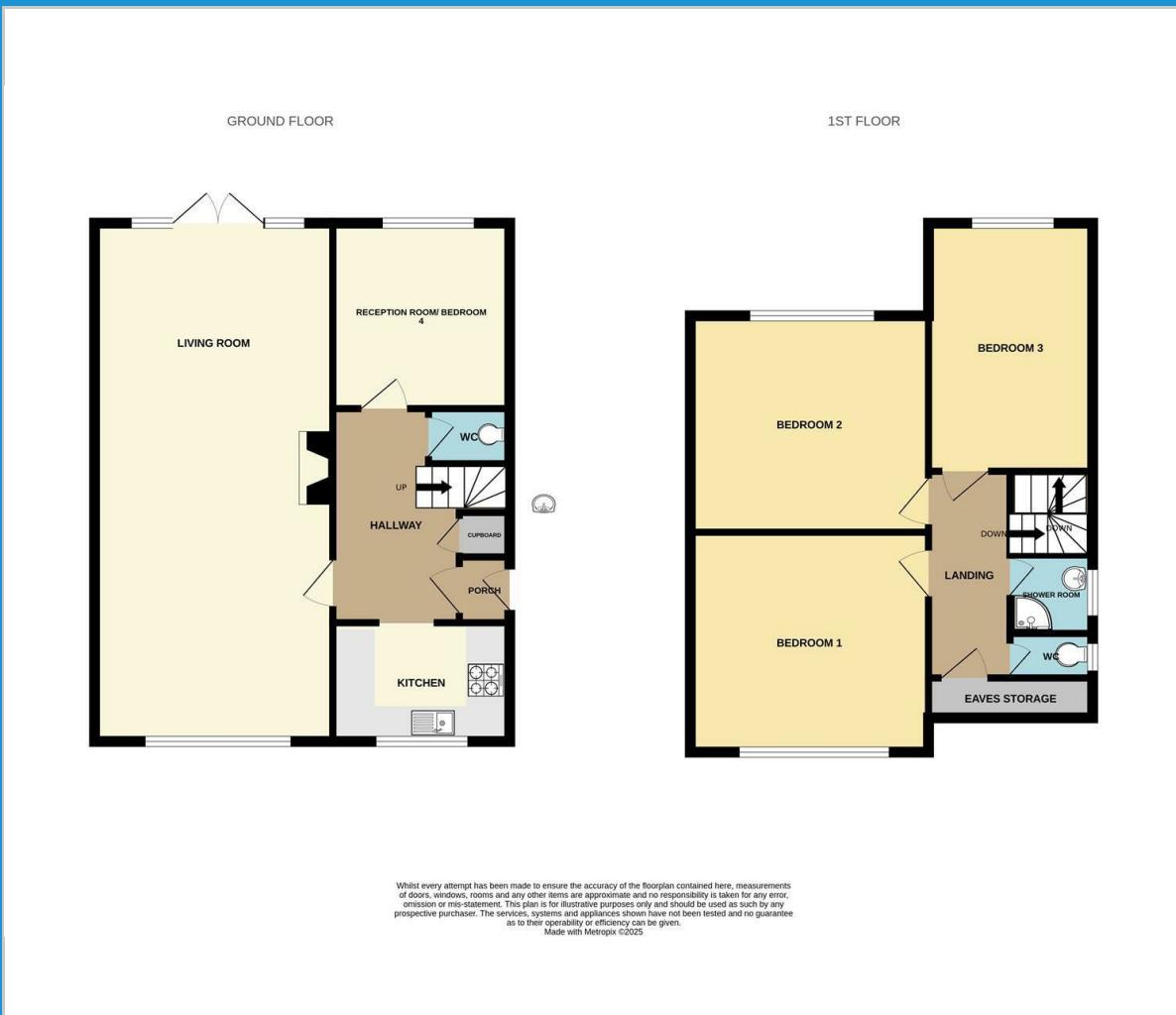
#### Situation

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities, with so much to explore. There's something for every traveller to experience in this historic city, however long you have to stay around. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park.

#### Directions

From Tavistock, take the A386 towards Plymouth. Pass through Roborough and the large Tesco on the left. Continue along this road and turn left after the Park and Ride onto Morgan Road. At the roundabout take the first exit onto Plymbridge Road. Follow this road for a short distance and turn right into Buena Vista Drive, then turn left into Frensham Avenue. Take the next right and the property can be found on the right hand side before the road bends to the left.

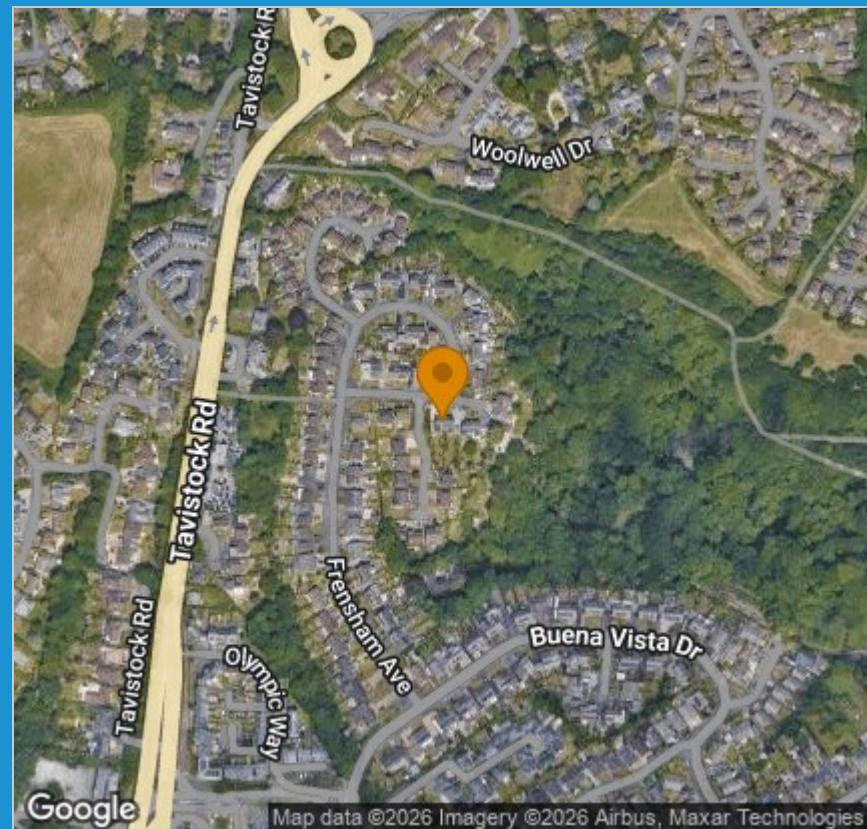
## Floor Plan



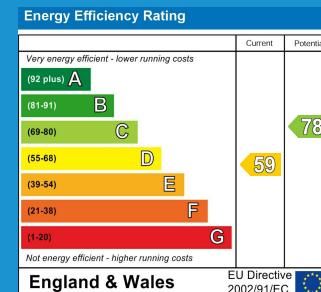
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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