



Erith Avenue, Weston Mill, Plymouth, Devon, PL2 2EG

£180,000

Plymouth

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Located in Erith Avenue, this spacious period home has recently undergone much improvement and would be an ideal first home or investment property being located within easy reach of Devonport Dockyard, nearby schools and has excellent links to Plymouth City and the A38.

On entering the property, the reception hallway leads into a generous bay front Lounge/Diner, with plenty of room for soft furnishings, dining suite and even a home office. The kitchen has been recently refitted, and is open plan to a further Breakfast Room which has room for a bistro table, perfect for casual dining. Also on the ground floor is a modern and recently refitted shower room, with large walk-in shower, wc and contemporary vanity sink cabinet.

On the first floor there are two double bedrooms, which lead of a generous gallery landing. Outside, the courtyard leads to a large external store, perfect for securing bicycles and outdoor equipment.

The property is registered in Council Tax Band A, it holds an EPC rating of 66D. For all viewings and enquiries quote MK1226238 when contacting us.

Entrance Hall

Lounge Diner - 8.08m x 3.6m (26'6" x 11'9") Max inc Bay Window

Breakfast Room - 3m x 2.81m (9'10" x 9'2")

Kitchen - 3m x 2.35m (9'10" x 7'8")

Shower Room

First Floor Landing

Bedroom 1 - 4.64m x 3.55m (15'2" x 11'7")

Bedroom 2 - 3.54m x 2.83m (11'7" x 9'3")

External Store







 **MARK KEANE**
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