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Third Avenue
Camels Head Plymouth



Property Description

A beautifully presented two-bedroom terraced home offering a perfect blend of modern style and period charm. The property features a bright bay-fronted living room with a character fireplace, flowing into a spacious open-plan dining area, creating an ideal space for relaxing and entertaining. The modern fitted kitchen has been recently refurbished with sleek cabinetry and integrated appliances, complemented by a separate utility area with additional storage and access to the rear courtyard.

Upstairs offers two well-proportioned bedrooms and a generous contemporary bathroom, also newly fitted, featuring both a freestanding-style bath and a separate walk-in shower. Outside, there is a private, low-maintenance courtyard with seating space, perfect for outdoor dining.

Further benefits include a flat roof on the extension replaced approximately five years ago and a new boiler fitted in 2022. Tastefully decorated throughout, this move-in-ready home is ideally suited to first-time buyers, small families, or investors.

Hallway

Upon entrance, staircase leading to first floor. Under-stair storage cupboard.

Lounge

11' 9" x 11' (3.58m x 3.35m)

Front living room with an open-through connection to dining room. The main focal point is a traditional fireplace, wooden

surround with a slightly rustic, distressed finish, black cast-iron insert.

Dark stone or slate hearth. Double-glazing bay window to the front elevation.

Dining Room

11' 8" x 8' 8" (3.56m x 2.64m)

Double-glazing window to the rear elevation. White radiator.

Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

A range of matching wall and base units with worktops above. A tall unit housing built-in oven. Black round sink is installed under the window.

It features a black modern tap, The backsplash features small square mosaic tiles in a mix of black, grey, and metallic tones. On the right side is a wooden breakfast bar/narrow counter. Double-glazing window to the side elevation.

Utility Room

8' 4" x 6' 2" (2.54m x 1.88m)

A uPVC back door with frosted glass. A small round stainless steel sink is set into a grey laminate worktop with a curved chrome mixer tap. The worktop extends to the right, providing a continuous working surface. Under the sink is a grey base cabinet with simple metal handles.

The cabinetry matches the modern grey style seen elsewhere in the kitchen. Plumbing for washing machine.

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

Double-glazing window to the front elevation. A traditional black fireplace with decorative detailing serves as a main feature, Includes coloured tile accents (with warm tones and patterned inserts)

Dark hearth beneath. White radiator sits beneath the window.

Bedroom Two

12' 6" x 8' 10" (3.81m x 2.69m)

Double-glazing window to the rear elevation.

Bathroom

8' 6" x 7' 9" (2.59m x 2.36m)

A glass shower enclosure with a curved door is positioned on the left.

Inside the shower, walls are finished with large, light grey tiles, arranged horizontally.

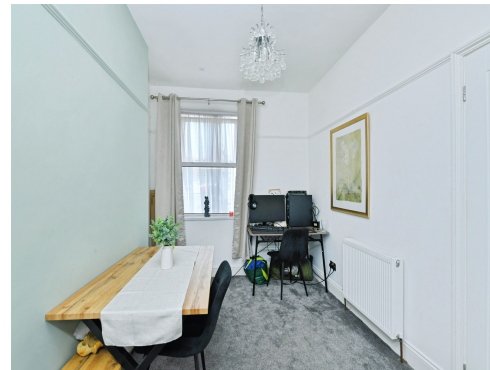
A black rainfall-style shower head is visible, giving a modern, slightly high-end feel. A white vanity unit with cabinet storage underneath supports a semi-recessed sink.

The tap is a modern black mixer, matching the shower fittings for a coordinated look. A modern freestanding or freestanding-style bathtub sits against the wall. A central black tap fixture (matching the modern black fittings seen elsewhere). A modern white toilet is positioned to the right of the bath. Obscured double-glazing window to the side elevation. White radiator.

Rear Courtyard

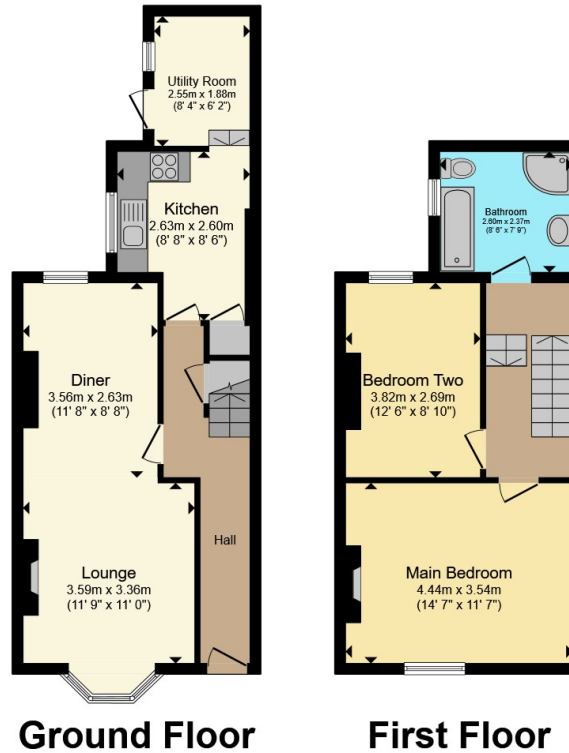
Enclosed rear yard. The area is mostly paved concrete, making it low-maintenance rather than garden-focused.

The yard is enclosed by, painted boundary walls









Total floor area 85.4 m² (919 sq.ft.) approx

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