



Oxford Avenue, Plymouth, Devon, PL3

**Offers in excess of:
£200,000**

Freehold

Situated in the ever-prestigious and popular area of Peverell and having undergone extensive refurbishment throughout, this three bedroom family home is sure to catch the eye of any families or motivated buyers.

The ground floor offers a wealth of space, more so than many similar properties in the area and boasts two large reception rooms both retaining their original character features. To the end of the property is a recently fitted kitchen and a utility area as well as a particularly spacious and modern family bathroom. Upstairs this contemporary, free-flowing property has three good sized bedrooms that are all airy, spacious and beautifully decorated. The bijou rear garden has been intelligently configured to make a wonderful space suitable for outdoor entertaining and dining. Peverell is unquestionably one of Plymouth's most desirable locations for families due to exceptional local schools and brilliant transport links, and with this home hidden away from any busy roads and close to delightful parks, it will undoubtedly prove popular.

Situation

Rooms

Entrance Porch 3'1" x 5'1" (0.94m x 1.55m). Concrete flooring, door leading into entrance hall.

Entrance Hall 3'1" x 12'8" (0.94m x 3.86m). Original wood flooring, access to all rooms.

Lounge 12'1" x 13'7" (3.68m x 4.14m). Original wood flooring, Tv point, wall mounted gas radiator, double glazed windows to front aspect.

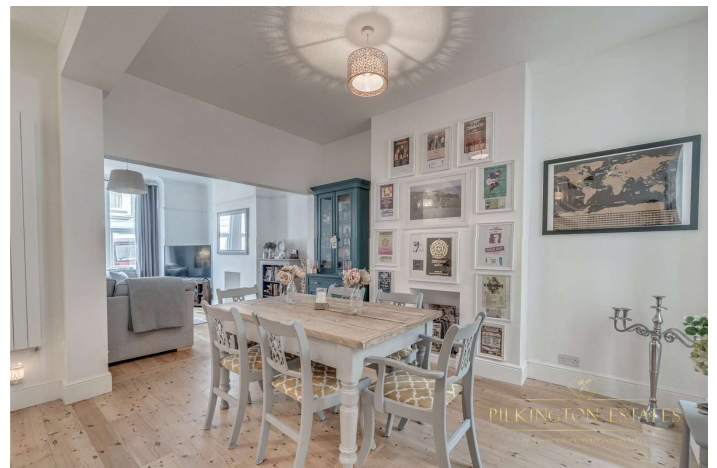
Dining Room 12'8" x 13'4" (3.86m x 4.06m). Original wood flooring, wall mounted gas radiator, under stair storage, double glazed patio doors to rear.

Kitchen 11'4" x 10'7" (3.45m x 3.23m). Tiled flooring, wall mounted gas radiator, matching wall and base units, electric oven with gas hob, extractor fan above, integrated dishwasher, space for fridge / freezer, stainless steel sink and draining unit with tap above, double glazed window, part tiled walls.

Hall 3'3" x 6'1" (1m x 1.85m). Tiled flooring, access to utility and bathroom.

Bathroom 10'8" x 9'3" (3.25m x 2.82m). Tiled flooring, wall mounted gas radiator, low level WC, wash hand basin with hot and cold mixer taps, Vanity unit, shower cubicle, gas shower, double glazed windows, part tiled walls.

Landing Carpet flooring, wall mounted radiator, access to all rooms.





Bedroom One 15'9" x 12'1" (4.8m x 3.68m). Carpet flooring, wall mounted radiator, Tv point, wall mounted gas radiator, double glazed windows to front aspect, storage.

Bedroom Two 9'3" x 15'1" (2.82m x 4.6m). Carpet flooring, wall mounted gas radiator, double glazed window to rear.

Bedroom Three 9'3" x 4.6 (2.82m x 4.6). Capet flooring, wall mounted radiator, double glazed window to rear.

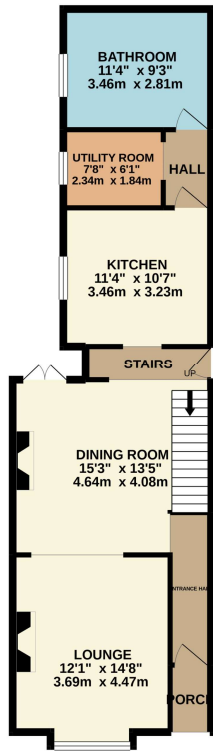
WC 2'9" x 5'3" (0.84m x 1.6m). Vinyl flooring, low level WC, wash hand basin with hot and cold mixer taps, part tiled walls, storage shelf, single glazed window.

Charges

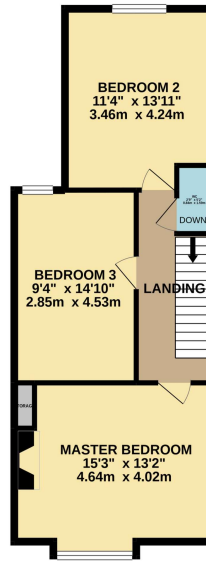
Council Tax Band:



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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Disclaimer

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