



St. Aubyn Street, Plymouth, PL1

Offers Over: £210,000

Freehold

This light and airy four-bedroom townhouse is a beautiful example of a home with both stunning curb appeal as well as immaculate interior decoration. The spacious home provides versatility with the downstairs bedroom easily convertible into a home office or playroom. Therefore, for any buyer needing four separate bedrooms needs to look no further. This property also boasts a generous living room, flooded with natural light from its two large windows as well as a gorgeously modern sizeable fully fitted kitchen. With three WC facilities on each floor, the property is well suited to any growing family looking to either upsize or to get themselves on to the property ladder with something special. EPC: TBC.

Rooms

Entrance Hall 5'5" x 17'2" (1.65m x 5.23m). Carpet flooring, access to downstairs bedroom, Wc & kitchen.

Bedroom 9'7" x 9'6" (2.92m x 2.9m). Carpet flooring, wall mounted gas radiator, double glazed door to front aspect.

Wc 6'3" x 4'2" (1.9m x 1.27m). Laminate flooring, low level Wc, wash hand basin with hot & cold mixer taps.

Kitchen 13'5" x 9'8" (4.1m x 2.95m). Laminate flooring, matching wall & base units, space for fridge / freezer, space for washer / dryer, integrated oven with gas cooker and extractor fan above, double glazed door to rear aspect.

First floor Landing Carpet flooring, wall mounted gas radiator, access to living room and bedroom.

Living Room 13'5" x 13'2" (4.1m x 4.01m). Carpet flooring, wall mounted gas radiator, 2x double glazed windows to front aspect.

Bedroom 13'5" x 9'7" (4.1m x 2.92m). Carpet flooring, wall mounted gas radiator, double glazed windows to rear aspect, access to en-suite.





Bedroom 13'5" x 9'7" (4.1m x 2.92m). Carpet flooring, wall mounted gas radiator, double glazed window to front aspect.

Landing Carpet flooring, 2x storage cupboards.

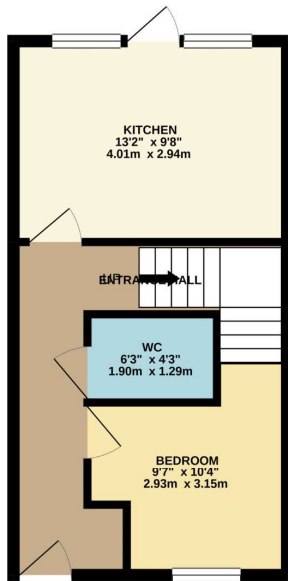
En Suite 8'9" x 3'11" (2.67m x 1.2m). Vinyl flooring, part tiled walls, low level Wc, wash hand basin with hot & cold mixer taps, shower cubicle with gas shower head.

Bedroom 8'8" x 9'8" (2.64m x 2.95m). Carpet flooring, wall mounted gas radiator, double glazed window to rear aspect.

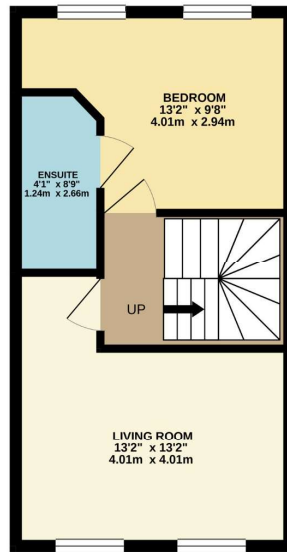
Bathroom 4'4" x 13'7" (1.32m x 4.14m). Laminate flooring, wall mounted gas radiator, double glazed window to rear aspect, low level Wc, wash hand basin with hot & cold mixer taps, bath with hot & cold mixer taps and gas shower above with shower screen.

Outside To the rear the property has been laid to both decking and patio. The decking area providing ample space for outdoor furniture and the lower patio area providing ample space for storage.

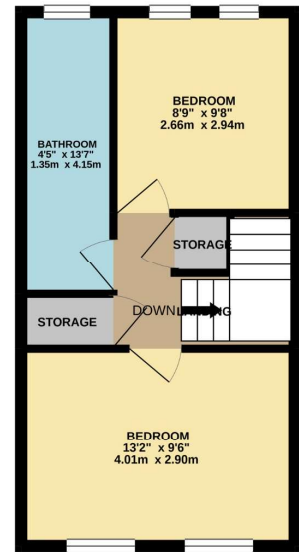
GROUND FLOOR
339 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Disclaimer

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