



Fairview Avenue, PL3

Offers Over: £280,000

This three-bedroom property set in one of the most desirable locations close to the city centre truly is one of a kind with its sensational views. More than meets the eye than first anticipated with this home; set over three floors you are confounded with space and versatility.

The entrance level comprises three well-proportioned double bedrooms, family bathroom and open plan kitchen / living room with breath-taking views across the estuary and towards Saltram. The loft room is accessible via the second bedroom and could be utilised as a home office or children's playroom. The basement is currently accessed via the garden and has a secondary kitchen area. However, due to its access the current vendors are planning to adapt their home further and have plans in place to input an additional staircase to interlink the basement to the main house. This home is complete with a low maintenance, enclosed rear garden. EPC: TBC.

Rooms

Entrance Hall 3'1" x 17'2" (0.94m x 5.4m).

Bedroom 10'11" x 10' (3.33m x 3.05m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bedroom 10'11" x 13' (3.33m x 3.96m). Carpet flooring, wall mounted radiator, double glazed window to front aspect, stairs leading to loft room.

Bedroom 11' x 10'11" (3.35m x 3.33m). Tiled flooring, wall mounted radiator, double glazed window to rear aspect, potential for stairs leading to basement.

Bathroom 5'6" x 7'7" (1.68m x 2.3m). Vinyl flooring, low level WC, wash hand basin with mixer taps, bath with mixer taps, shower above with shower curtain, double glazed window to side aspect.

Kitchen /Living 10'11" x 16'5" (3.33m x 5m). Laminate flooring, wall mounted radiator, matching wall and base units, space for fridge / freezer, space for oven, stainless steel sink and draining unit, double glazed window to side and rear aspect.

Downstairs Kitchen/Utility 11'1" x 18'6" (3.38m x 5.64m). Tiled flooring, matching wall and base units, space for washer / dryer, space for oven, integrated gas cooker, stainless steel sink & draining unit, double glazed window patio doors to rear aspect.

Downstairs Wc 3'5" x 5'1" (1.04m x 1.55m). Tiled flooring, low level Wc

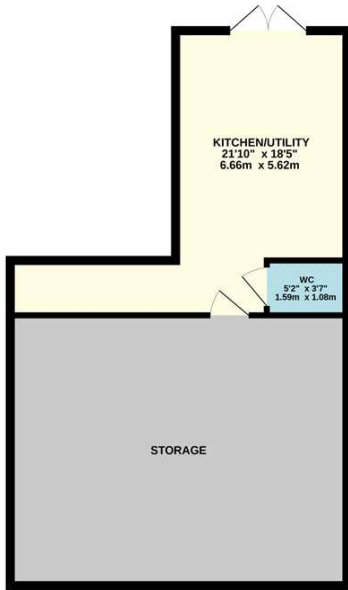
Storeroom 19'5" x 6.82 (5.92m x 6.82).

Exterior To the rear the property benefits from an enclosed rear garden, which has incredible views across the estuary. The garden has been laid mostly to patio with a pond for fish and a greenhouse to the back.

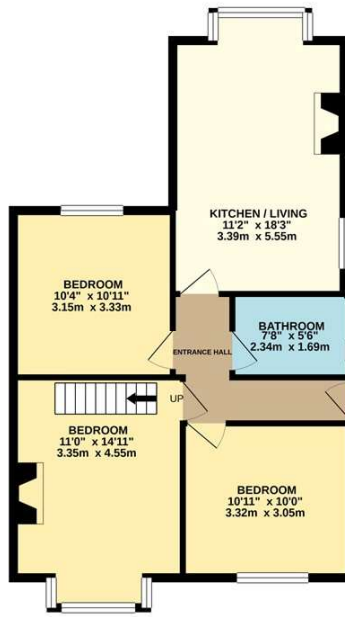




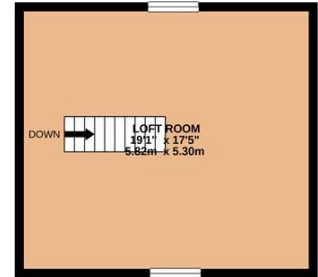
BASEMENT
629 sq.ft. (58.4 sq.m.) approx.



ENTRANCE LEVEL
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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.
Made with Metropix ©2021

Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.