



Townshend Avenue, Plymouth, Devon, PL2

Offers Over: £170,000

This gorgeous two bedroom Victorian home is situated in a prime position for easy access to local schools, shops and near by amenities. The property has been decorated to a high standard which is evident from the moment you step foot inside. The ground floor offers ample living space with a sizeable living room blending period features with modern finishes.

The lounge opens into a dining room so you have an open plan space, ideal for entertaining. Additionally, the ground floor consists of a contemporary kitchen. The stylish finish continues upstairs from the two bedrooms, both being doubles and the lavishly finished fully tiled bathroom. This immaculate property is complete with a private garden which is laid to patio and artificial grass. This home is a must see for any buyer looking for a home ready to move straight into. EPC: D

Rooms

Entrance Hall Porch, laminate flooring, UPVc double glazed door to enter, stairs leading to first floor.

Open Plan Lounge Diner Laminate flooring, bay window to the front with UPVc double glazed window, feature fireplace, open archway leading into dining space, laminate flooring, UPVc double glazed window to the rear and radiator.

Kitchen 9'3" x 8'2" (2.82m x 2.5m). Modern kitchen, integrated oven and grill, four ring gas hob, UPVc double glazed window to the rear, UPVc double glazed frosted door leading out towards courtyard garden, sink with drainer and hot and cold mixer taps, space and plumbing for washing machine

Landing Access to loft, carpeted flooring, UPVc double glazed window frosted to the rear, built in storage.

Master Bedroom 15'5" x 12'9" (4.7m x 3.89m). Large master, carpeted flooring, radiator, two UPVc double glazed windows, high ceiling, spotlights.

Second bedroom 12'4" x 9'9" (3.76m x 2.97m). Carpeted flooring, radiator, UPVc double glazed window to the rear, high ceilings, period coving.

Bathroom 9'11" x 4'8" (3.02m x 1.42m). Split level, tiled flooring, hot and cold mixer taps, sink, toilet, shower cubicle, UPVc double



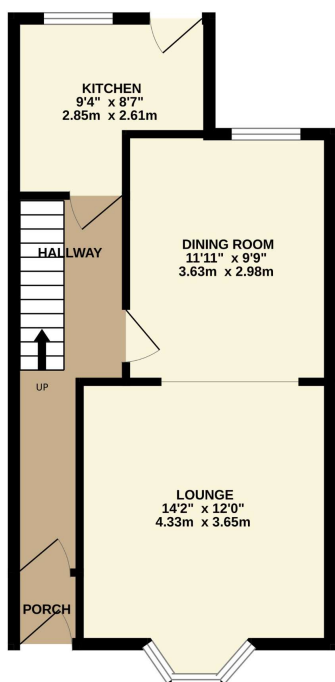


glazed frosted window to the rear

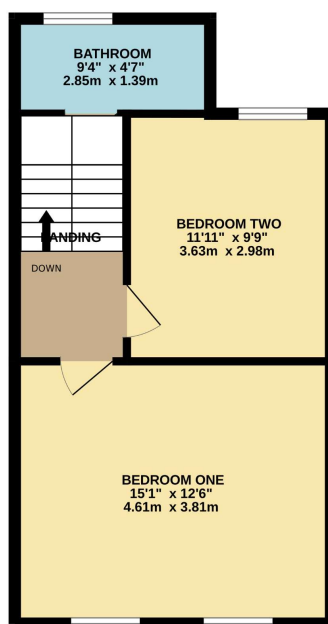
Rear Garden Access through back gate, patio, stairs leading down towards cellar



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

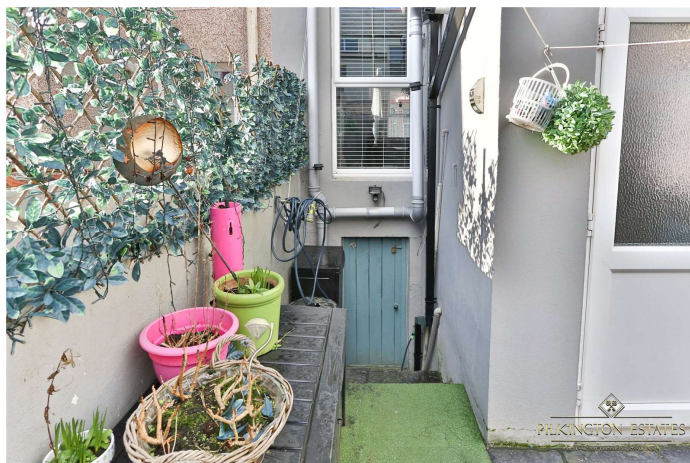


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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 12/23



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.