

Tavy Place, Plymouth, Devon, PL4

Offers Over: £180,000

Situated close to the popular area of Mutley, is this attractive two-double bedroom home which would perfectly suit a growing family or even an experienced investor with the property currently having a tenant in situ paying a great price of £895 per calendar month. From the moment you step foot inside this spacious property presents an abundance of original features and a blend of modern finishes.

The ground floor offers an attractively decorated lounge and separate dining room which are illuminated via the large windows as well as a fitted kitchen. The ground floor also homes the family bathroom. Upstairs, the property offers two double bedrooms all decorated to the same attractive standard as the ground floor. Externally the property benefits from maintainable garden to the rear. The area has always been an incredibly popular area with homebuyers due to its easy commute to both the City Centre as well as nearby access to the A38. EPC: TBC

Rooms

Porch 3'2" x 3'7" (0.97m x 1.1m). carpeted flooring, uPvc double glazed door to enter

Hallway 19' x .315' (5.8m x .96m). carpeted flooring, two radiators, stairs leading to the first floor, storage underneath the stairs

Lounge 12'4" x 11'4" (3.76m x 3.45m). carpeted flooring, radiator, bay to the front with uPvc double glazed windows

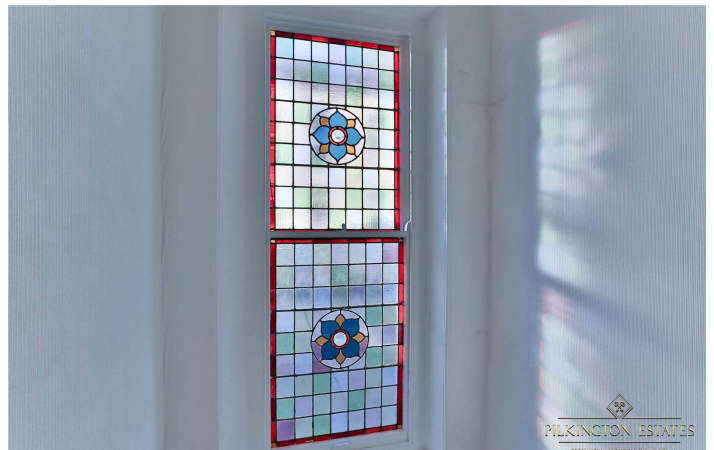
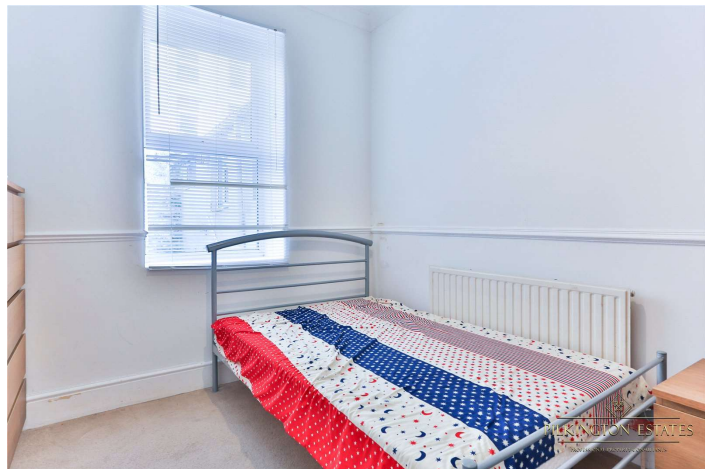
Dining Room 9'2" x 12'3" (2.8m x 3.73m). carpeted flooring, radiator, uPvc double glazed window to the rear

Kitchen 10'10" x 6'8" (3.3m x 2.03m). tiled flooring, uPvc double glazed door to the side to gain access to rear garden, sink and a half with drainer, hot and cold mixer tap, two uPvc double glazed windows to the side, integrated oven, induction hob, small radiator, boiler

Landing 5'6" x 12'6" (1.68m x 3.8m). carpeted stairs and landing, stained glass single glazed window to the rear

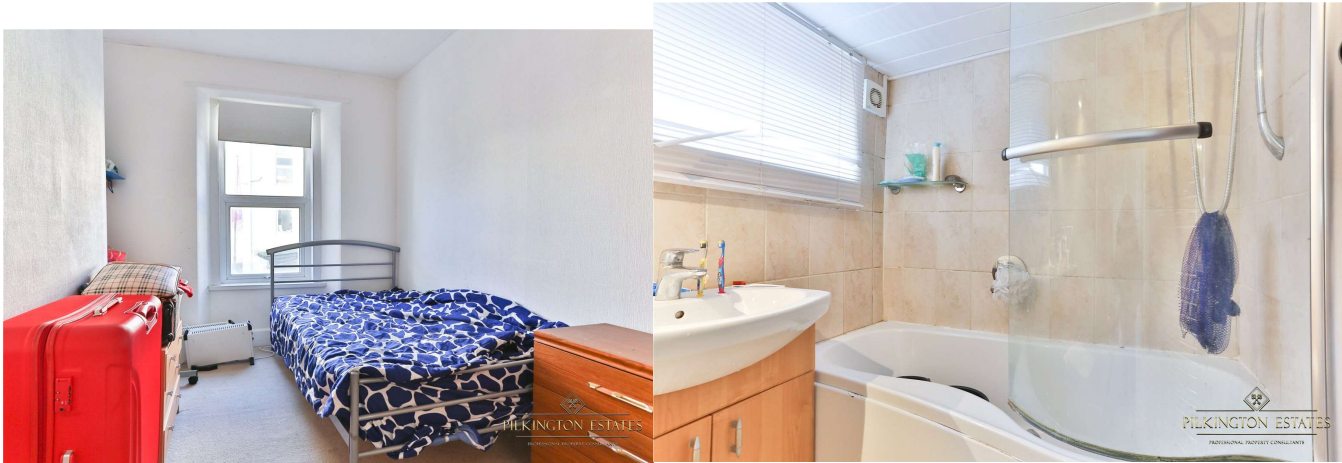
Bedroom One 12'5" x 14'10" (3.78m x 4.52m). carpeted floorig, radiator, bay to the front with uPvc double glazed windows, separate uPvc double glazed window to the front

Bedroom Two 12'6" x 8'11" (3.8m x 2.72m). carpeted flooring, radiator, uPvc double glazed window to the rear

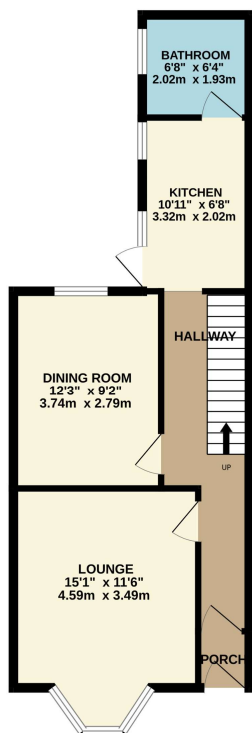




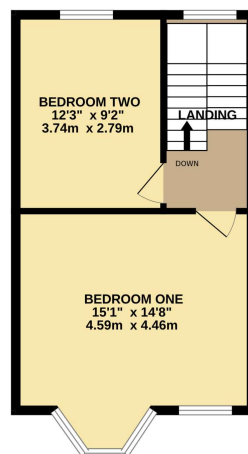
Garden low maintenance rear secure garden



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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