



## **St. Michael Avenue, Plymouth, Devon, PL2**

**Offers Over: £200,000**

This stunning two bedroom period 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 and a downstairs WC/utility room. The stylish finish continues upstairs from the two bedrooms, both being doubles and the modern finished fully tiled bathroom. This immaculate property is complete with a private courtyard. This home is a must see for any buyer looking for a home ready to move straight into. EPC: D



## Rooms

**Entrance Hall** Composite door to enter, door into hallway, wood flooring, stairs leading to first floor, radiator, storage.

**Living Dining Space** 11'11" (3.63) x 11'9" (3.58) 12'10" (3.9) x 9'1" (2.77). Laminate flooring, feature fireplace, UPVc double glazed windows, radiator, open arch into dining room, laminate flooring, radiator, UPVc double glazed window to rear.



**Kitchen** 6'4" x 19'2" (1.93m x 5.84m). Airing cupboard which houses boiler, modern fitted kitchen, integrated dishwasher, fridge freezer, integrated electric double oven, induction hob, extractor fan, tiled splashback, sink and a half with drainer, UPVc double glazed window to the side, UPVc double glazed window.

**Downstairs Toilet/utility** 2'7" x 6'3" (0.79m x 1.9m). Laminate flooring, toilet, sink, hot and cold mixer taps, space and plumbing for washing machine and tumble dryer .



**Landing** Carpeted stairs, landing, access to loft, integrated loft ladder.

**Family Bathroom** 10'1" x 4'2" (3.07m x 1.27m). Vinyl tiling for flooring, fully tiled walls, toilet, heated towel rail, sink with hot and cold mixer taps, UPVc double glazed window to the rear, bathtub with overhead shower.

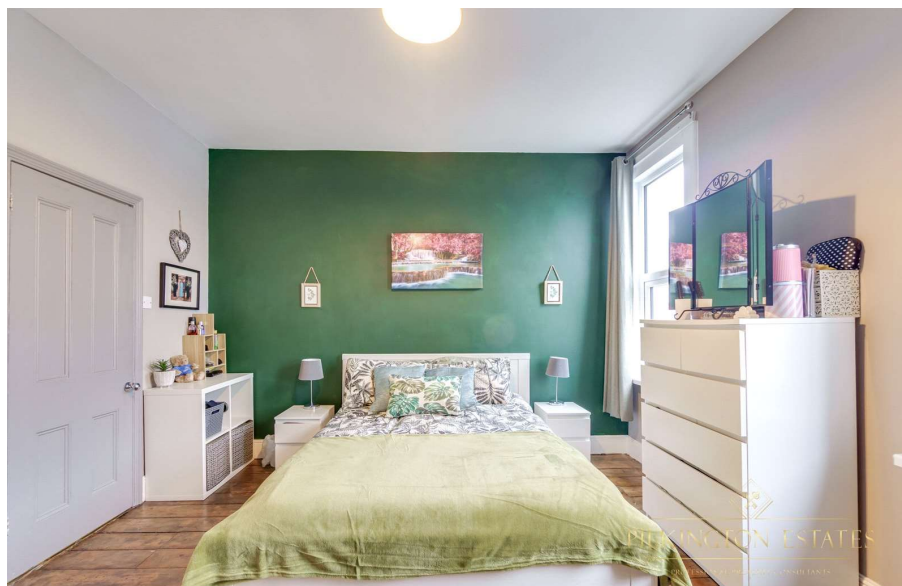




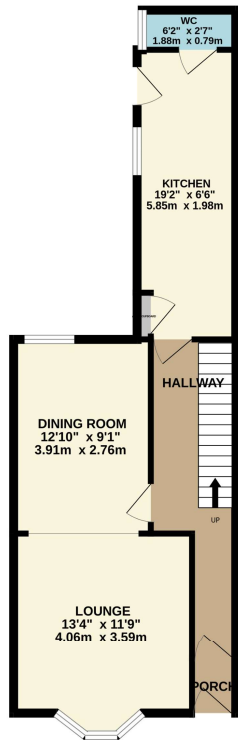
**Master Bedroom** 13'3" x 12'4" (4.04m x 3.76m). Exposed wooden floorboards, two UPVC double glazed windows to the front, radiator, built in storage, feature fireplace.

**Second Bedroom** 12'5" x 9'1" (3.78m x 2.77m). Radiator, carpeted flooring, UPVC double glazed window to the rear.

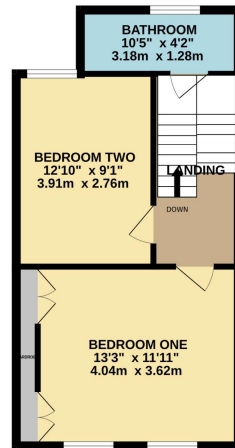
**Garden** Rear garden, new back gate, patio.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.



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#### Disclaimer

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