



## St. Aubyn Avenue, Plymouth, Devon, PL2

**Offers Over: £200,000**

Newly renovated and beautifully presented, this two-bedroom end of terrace property offers a perfect blend of modern style and comfortable living. The attention to detail is evident from the moment you step foot inside this beautiful home. The welcoming lounge of this refurbished residence is adorned with tasteful decor and large windows that allow natural light to fill the space.

01752 415155

The lounge offers a cosy atmosphere for gatherings with family and friends or for enjoying a quiet evening in. Adjacent to the lounge, you'll find a contemporary kitchen diner, thoughtfully designed with modern appliances, ample storage space, and sleek countertops. This inviting area is perfect for both casual meals and formal dining experiences, making it the heart of the home. The property also boasts a charming courtyard garden, providing a private oasis where you can relax, soak up the sun, or indulge in gardening hobbies. With its well-designed layout and low-maintenance features, the courtyard garden offers an ideal outdoor retreat. An added highlight of this property is the unique balcony, accessible from the first-floor landing. A perfect place to allow a cool breeze through the house during summer days. For your convenience, a stylishly appointed bathroom completes the property. Designed with contemporary fixtures and finishes, it offers a tranquil ambiance, ideal for a relaxing bath or a quick refreshing shower. In summary, this newly renovated two-bedroom end of terrace property seamlessly combines modern finishes with period architecture. With its inviting lounge, contemporary kitchen diner, charming courtyard garden, and a well-appointed bathroom, it presents a delightful opportunity to embrace a relaxed and stylish lifestyle. EPC: E

## Rooms

**Lounge** 13'9" x 10'11" (4.2m x 3.33m).  
Comprises; laminate flooring, uPvc double glazed bay window, radiator, period fireplace and multi plugs.

**Kitchen Diner** 17'9" x 13'6" (5.4m x 4.11m).  
Comprises; laminate flooring, main entrance door and uPvc double glazed door to the garden, period fireplace, integrated fridge freeze, induction hob, oven and microwave, ample storage space, 1.5 composite sink and drainer with hot and cold stainless steel mixer tap and breakfast bar.

**Landing** Comprises; carpeted flooring, radiator and uPvc double glazed door to the balcony.

**Bedroom One** 15' x 11'1" (4.57m x 3.38m).  
Comprises; carpeted flooring, uPvc double glazed window to the front and side aspect and radiator.

**Bedroom Two** 11'3" x 7'6" (3.43m x 2.29m).  
Comprises, carpeted flooring, uPvc double glazed





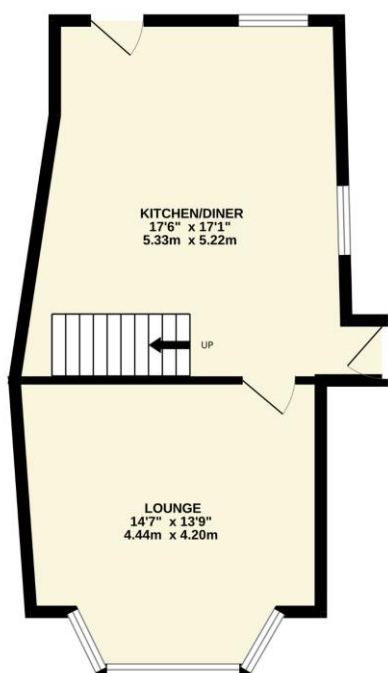
window to the side aspect and radiator.

**Bathroom** Comprises; laminate flooring, uPvc double glazed window to the rear aspect, bath tub with shower, ceramic wash hand basin with hot and cold mixer tap and toilet.

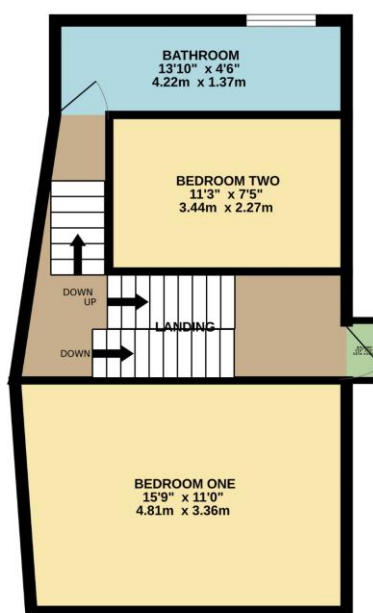
**Garden** Laid to stone chippings with access to the rear service lane.



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq. ft. (78.9 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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