



SELL • LET • MANAGE

Mostyn Avenue, Plymouth, PL4 7HD  
Offers In Excess Of £190,000 Freehold

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Offers In Excess Of £190,000

# Mostyn Avenue

Plymouth, PL4 7HD

- Mid Terraced House
- Deceptively Spacious Accommodation
- Lipson Location
- Enclosed Garden
- Ideal Family Home
- Arranged Over Three Storeys
- Four Bedrooms
- Elevated Views Of Local Area
- Utility Room
- Council Tax Band B

## UNEXPECTEDLY BACK TO THE MARKET

DC Lane are delighted to present this mid terraced period house centrally located and within walking distance to Mutley Plain, City Centre and within easy access to the A38 and major routes.

Arranged over three storeys this deceptively spacious property offers ideal family living and entertaining space with generous accommodation and character features.

Upon entry into a vestibule and hallway leads to a lovely lounge with feature fireplace and bay window. There is a double bedroom or further reception room on the ground floor and a bathroom with shower over the bath. Stairs lead down to the lower ground floor opening into a wonderful kitchen diner with an abundance of cabinets and room for a large table opening into a separate utility room with gas boiler less than two years old and garden access. The first floor has space for a reading 'nook' on the half landing and three bedrooms ( two doubles and single) enjoying far reaching elevated views from the rear. Externally, the low maintenance rear garden is enclosed.

We believe this splendid property is attractive to families and couples alike who are needing a spacious home for a family or working from home space or an ideal Buy to Let investment due to the enviable location. With gas central heating and double glazing a viewing is highly recommended.



## Ground Floor

Lounge 14'4" x 13'3" (4.37 x 4.06)

Bedroom3/Reception Room 12'2" 11'6" (3.72 3.53)

## Bathroom

## Lower Ground Floor

Kitchen/Diner 16'9" x 10'10" (5.13 x 3.31)

Utility Room 5'6" x 7'1" (1.68 x 2.18)

## First Floor

Bedroom One 11'9" x 11'10" (3.59 x 3.61)

Bedroom Two 11'9" x 11'6" (3.59 x 3.53)

Bedroom Four 5'11" x 8'5" (1.82 x 2.57)



### Directions

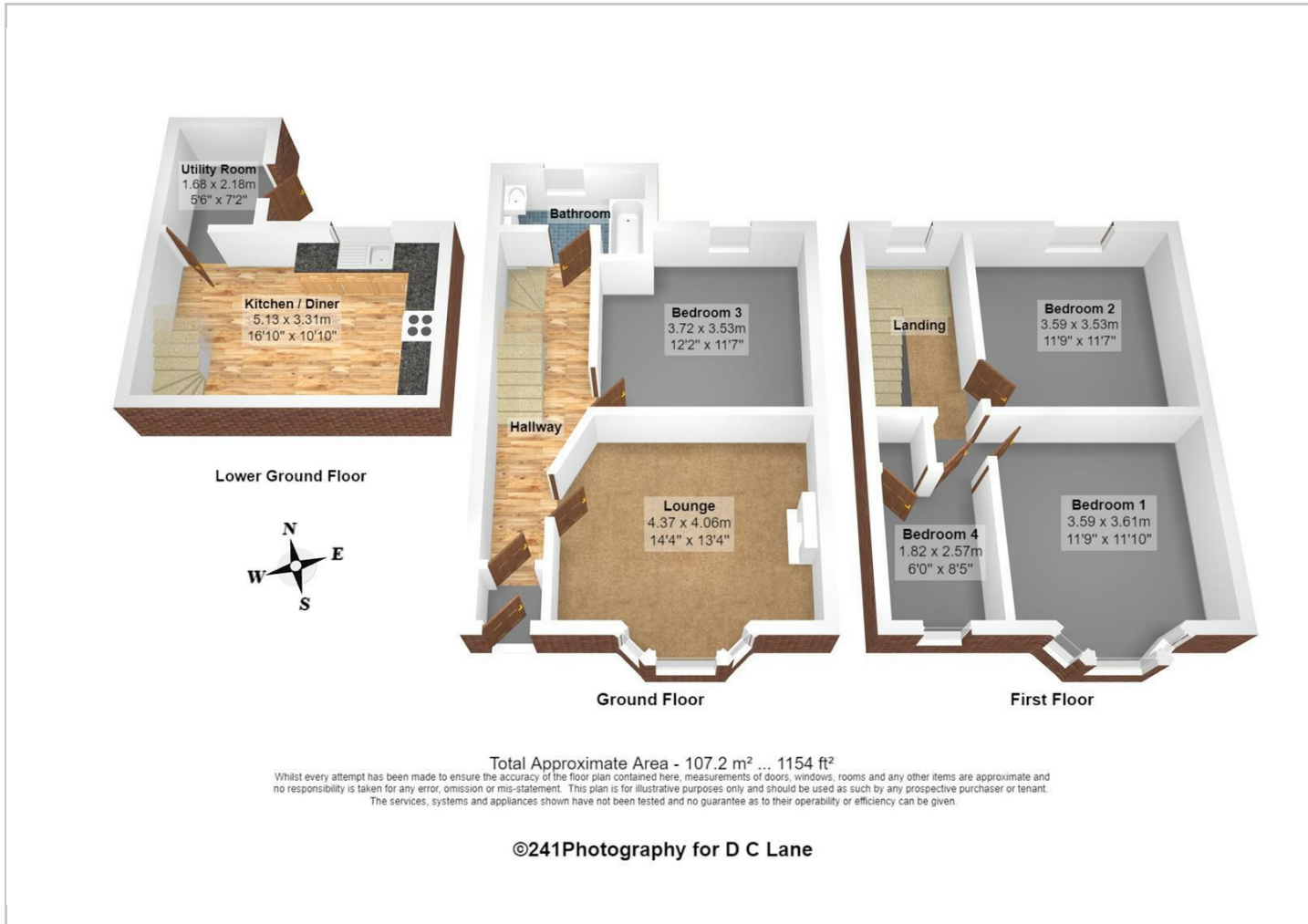
Head south on Mutley Plain/B3250 towards Lisson Grove 0.2 mi Turn left onto Alexandra Rd/B3214 0.4 mi Slight right onto Lipson Rd 0.1 mi Slight left onto Mostyn Ave 207 ft and the property can be found on the left

**Council Tax Band: B**

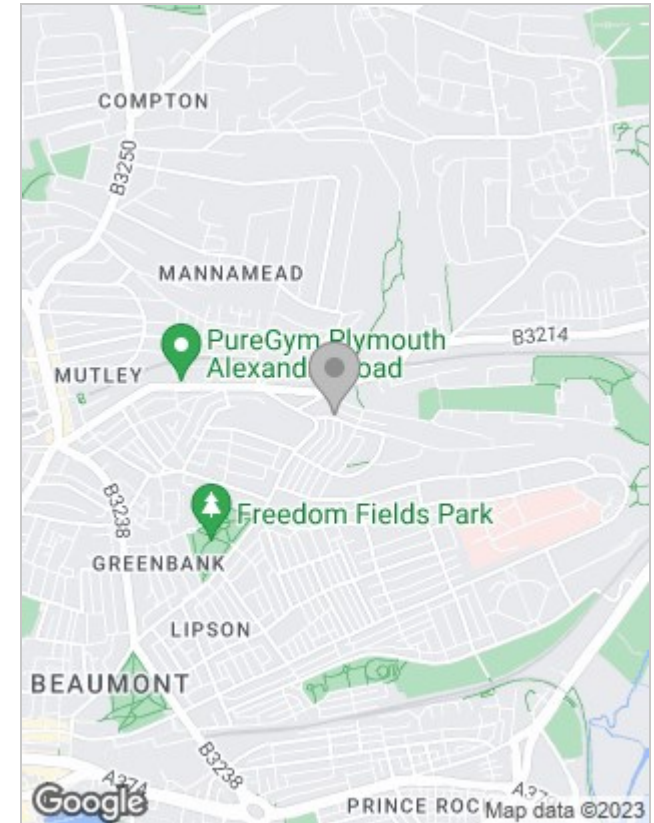




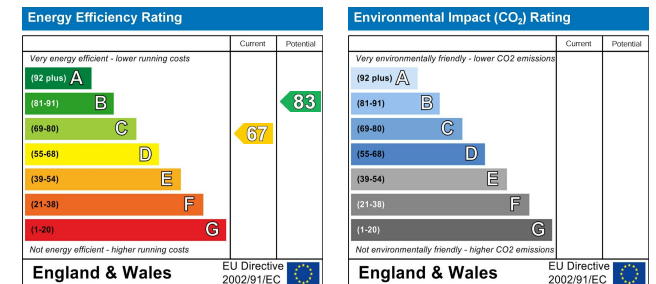
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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