



Townshend Avenue, Plymouth, PL2 1PA  
Offers Over £175,000 Freehold





Offers Over £175,000

# Townshend Avenue

## Plymouth, PL2 1PA

- Mid Terraced House
- Popular Keyham Location
- Built in Wardrobes
- Enclosed Courtyard Garden
- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Ideal First Time Buy
- Council Tax Band A

DC Lane are delighted to present this impressive mid terraced house located in Keyham and within a short stroll to nearby parkland boasting picturesque views of the River Tamar and within easy access to the City Centre, A38 and major routes in all directions.

Flooded with natural light the accommodation comprises of vestibule opening into a light and airy hallway leading into two reception rooms, the lounge with bay window features glazed doors opening into the dining room with french doors to the rear garden. The well appointed kitchen has ample cupboards and provides direct garden access.

To the first floor the master bedroom spans the width of the property with two front facing windows and built in wardrobes and there is a further double bedroom serviced by a bathroom with shower over the bath. There is also a fully boarded loft with lighting, and loft ladder.

Externally there is a enclosed courtyard garden with gated rear service lane access.

This charming home further benefits from no onward chain and would be perfect for young professionals or a family and could be easily adapted/improved for additional bedroom or to add value. A viewing is most definitely recommended.



### Ground Floor

Lounge	11'1" x 12'4" (3.38 x 3.77)
Dining Room	8'3" x 12'7" (2.52 x 3.84)
Kitchen	8'11" x 12'5" (2.74 x 3.80)
<b>First Floor</b>	
Bedroom One	14'6" x 12'4" (4.44 x 3.77)
Bedroom Two	8'2" x 12'7" (2.49 x 3.84)
Bathroom	8'11" x 4'3" (2.74 x 1.30)



## Directions

Head South on Mutley Plain Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 374 ft Slight right onto Wolseley Rd/A3064 0.2 mi At the roundabout, take the 1st exit onto St Levan Rd 0.5 mi At the roundabout, take the 3rd exit onto Alexandra Terrace 200 ft Turn left onto Ronald Terrace 302 ft Continue onto College Rd 295 ft Turn right onto Townshend Ave and the property can be found on the right.

## Council Tax Band: A

## Scan for Material Information





## Floor Plans

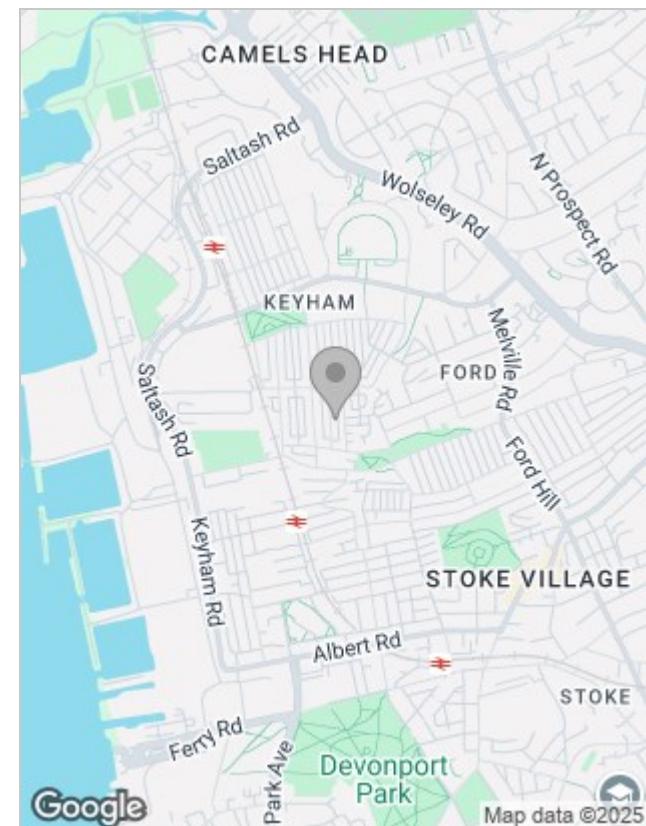


## Viewing

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.

## Location Map



## Energy Performance Graph

