



DC  
LANE

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Cotehele Avenue, Plymouth, PL2 1LX  
£180,000 Freehold

2 1 2 E







# Cotehele Avenue

## Plymouth, PL2 1LX

- Mid Terraced House
- Popular Keyham Location
- Impressive Extended Kitchen
- Enclosed Decked Rear Garden
- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout
- Ideal First Time Buy
- Council Tax Band A

DC Lane are delighted to showcase 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 this extremely well presented property exudes exquisite style and character creating a warm and inviting atmosphere throughout. The accommodation comprises of vestibule opening into a light and airy hallway leading into two reception rooms, the lounge with gas fire and bay window and the dining room with window overlooking the rear garden. The standout feature is the well appointed kitchen with has been extended providing a generous space with ample cupboards adorned with gold handles, a gold tap, velux window and french doors opening to the rear garden, this room really has the WOW factor.

To the first floor the master bedroom spans the width of the property with two front facing windows and there is a second double bedroom serviced by a shower room with shower cubicle and modern vanity unit.

Externally there is a delightful enclosed decked courtyard garden with gated rear service lane access, a lovely space for alfresco entertaining and relaxation.

This tastefully presented home further benefits from no onward chain and would appeal to first time buyers and young families drawn to the spacious feel and great location. A viewing is most definitely recommended.

£180,000



### Ground Floor

Lounge	11'8" x 12'5" (3.57 x 3.80)
Dining Room	9'4" x 12'8" (2.87 x 3.88)
Kitchen	9'1" x 12'2" (2.78 x 3.72)

### First Floor

Bedroom One	15'2" x 12'5" (4.63 x 3.80)
Bedroom Two	9'4" x 12'8" (2.86 x 3.88)
Shower Room	9'1" x 4'0" (2.78 x 1.24)





## 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 0.1 mi Turn right onto Station Rd 151 ft Turn left onto Cotehele Ave and the property is on the left.

**Council Tax Band: A**

## Scan for Material Information

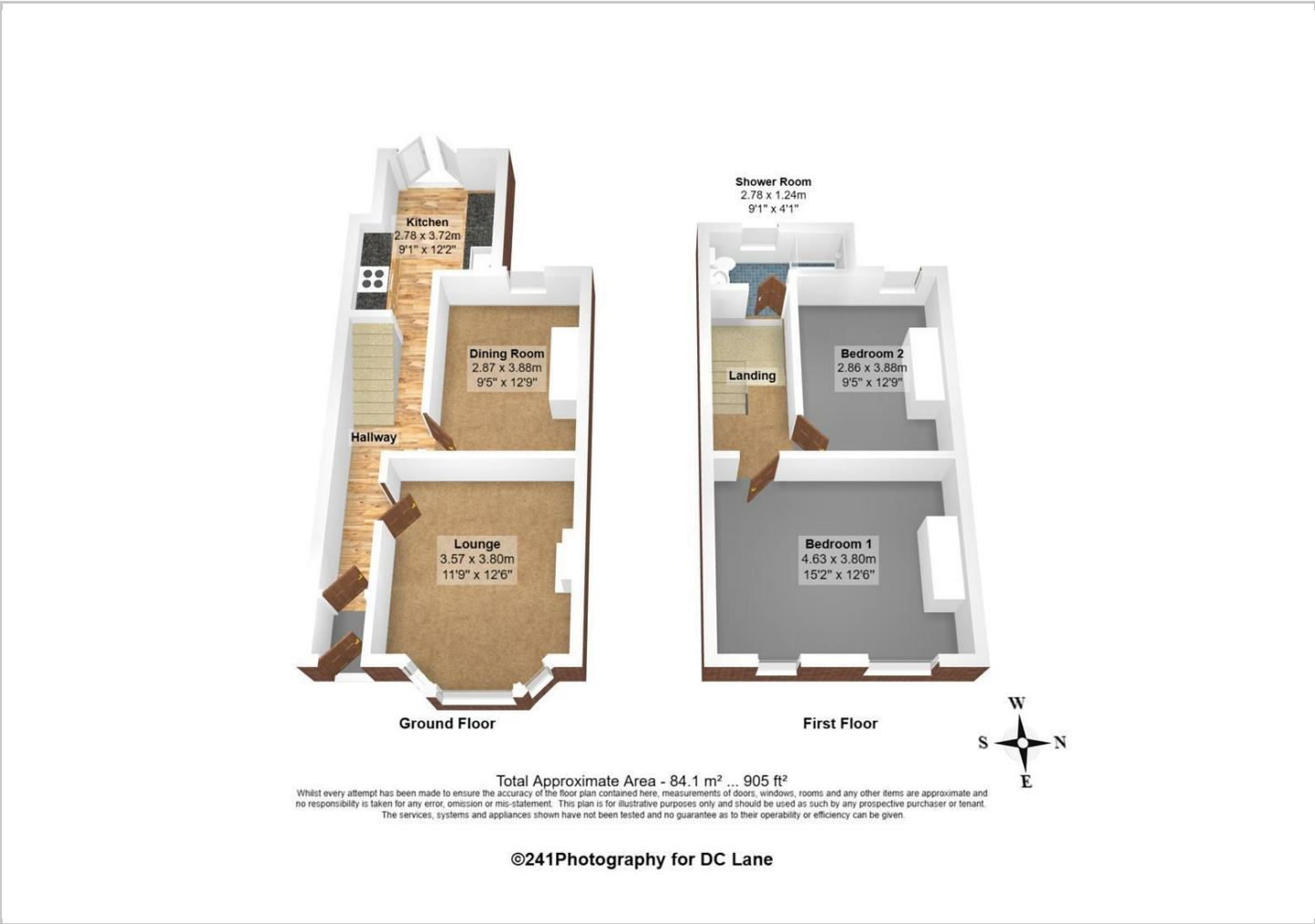








Floor Plans

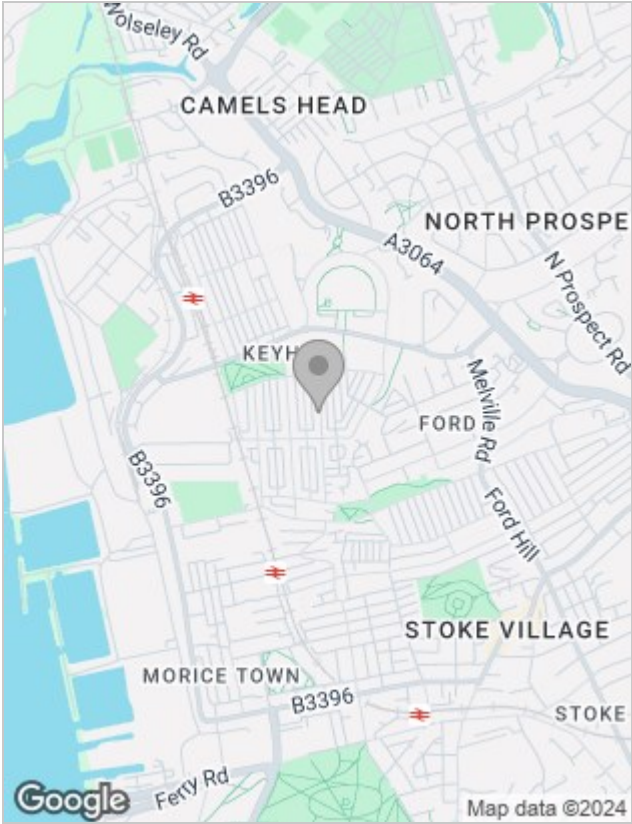


Viewing

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

