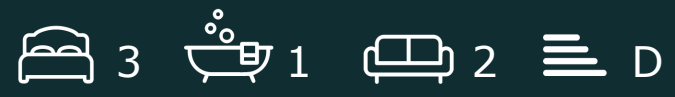




SELL • LET • MANAGE

Cotehele Avenue, Keyham, PL2 1LX
£179,950 Freehold





£179,950

Cotehele Avenue

Keyham, PL2 1LX

- Mid Terraced House
- Popular Keyham Location
- Remodelled Shower Room
- Enclosed Courtyard Garden
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this charming mid terraced house located in Keyham and 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.

Built in 1890, this property exudes character with ornate cornicing and ceiling rose. The stripped floorboards add a touch of rustic charm, while creating a warm and inviting atmosphere throughout the 1,055 sq ft of living space. The accommodation comprises of vestibule opening into a light and airy hallway leading into two reception rooms and a kitchen with rear garden access. Stairs rise to the first floor offering three bedrooms (two doubles and a single) serviced by a stylish well appointed shower room with double shower cubicle.

Externally there is a good sized enclosed courtyard garden with gated rear service lane access and concrete storage shed. The gas central heating boiler was installed in 2021 and serviced annually and the consumer unit has recently been upgraded with EIC available.

This superb property further benefits from no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.



Ground Floor

Lounge	11'8" x 12'5" (3.56 x 3.79)
Dining Room	9'3" x 12'6" (2.82 x 3.82)
Kitchen	9'8" x 7'6" (2.95 x 2.29)

First Floor

Bedroom One	9'3" x 12'5" (2.84 x 3.79)
Bedroom Two	9'3" x 12'6" (2.84 x 3.82)
Bedroom Three	5'3" x 9'5" (1.62 x 2.88)
Shower Room	9'8" x 4'10" (2.95 x 1.48)





Directions

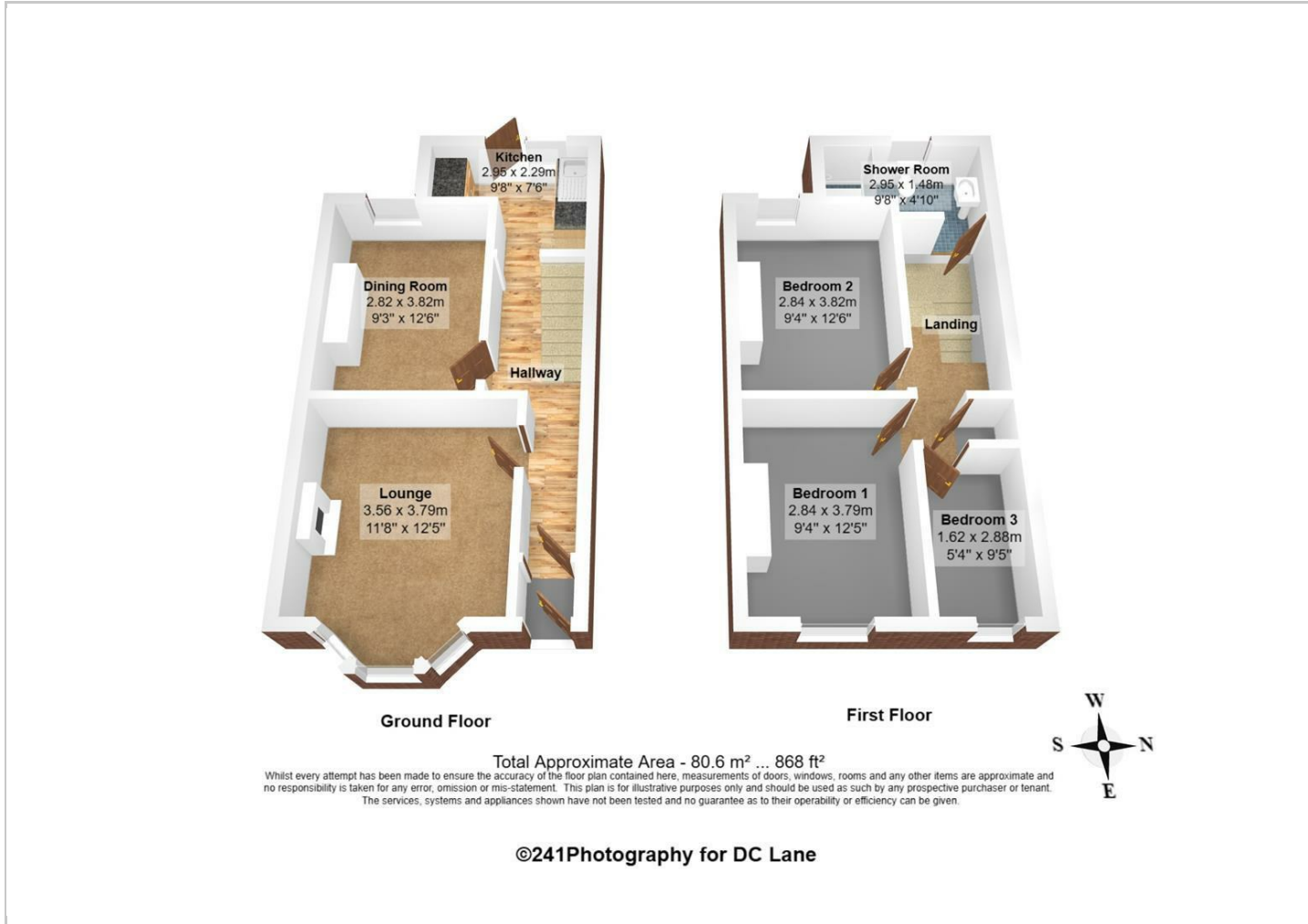
Head South on Mutley Plain Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 374 ft Slight right onto Wolseley Rd/A3064 0.2 mi At the roundabout, take 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

Council Tax Band: A

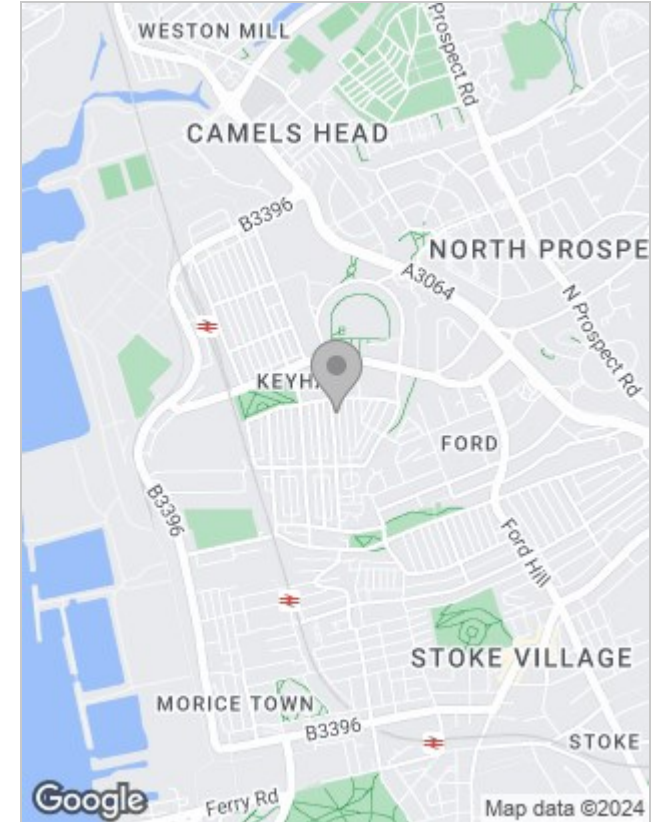




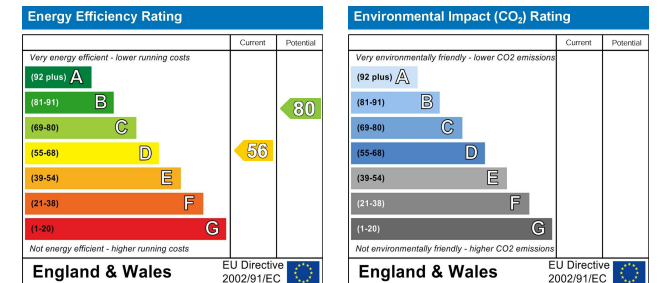
Floor Plans



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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk