



6 Second Avenue

Billacombe, Plymouth, PL9 8AW

£425,000



A superb opportunity to acquire this older-style semi-detached house, which has been extended, in a highly sought-after setting. The property enjoys a south-facing garden with lovely views towards Plymstock and Staddon Heights & an integral garage. Briefly, the accommodation comprises an entrance hall with downstairs cloakroom/wc, bay-fronted lounge, separate dining room plus an open-plan kitchen/family room which leads to the south-facing garden. On the first floor, a landing provides access to 5 bedrooms, family bathroom plus an additional shower room. To the front there is a driveway providing off-road parking. The property has double-glazing and central heating.



SECOND AVENUE, BILLACOMBE, PL9 8AW

ACCOMMODATION

Front door, with a small window to side, opening into the entrance hall.

ENTRANCE HALL 16'2 x 6'2 (4.93m x 1.88m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard.

DOWNSTAIRS CLOAKROOM/WC

Fitted with wc and a corner-style wall-mounted basin with a tiled splash-back.

LOUNGE 13'8 into bay x 12'5 (4.17m into bay x 3.78m)

Bay window with fitted blinds to the front elevation. Chimney breast with fireplace with a cast insert incorporating a 'Living Flame' style gas fire. Picture rail. Inset ceiling spotlights.

DINING ROOM 12'3 x 10'8 (3.73m x 3.25m)

Currently used as an additional ground floor 6th bedroom. Chimney breast with wood burner set onto a slate hearth. Picture rail. Window to the rear elevation overlooking the garden.

OPEN-PLAN KITCHEN/FAMILY ROOM 18'10 x 12' max dimensions (5.74m x 3.66m max dimensions)

An 'L-shaped' room with a window and French doors to the rear overlooking the garden and providing access to outside. Ample space for seating and dining. Base and wall-mounted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single sink unit. Built-in Kenwood double-width oven with 5 gas burners and a cooker hood above. Space for fridge-freezer. Doorway providing integral access to the garage, which includes a utility area to the rear.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Inset ceiling spotlights.

BEDROOM ONE 14'7 into bay x 12' (4.45m into bay x 3.66m)

Bay window with fitted blinds to the front elevation. Chimney breast with period cast fireplace. Picture rail.

BEDROOM TWO 12' x 11'11 (3.66m x 3.63m)

Window to the rear elevation overlooking the garden and lovely views over Plymstock towards Staddon Heights. Chimney breast.

BEDROOM THREE 10'1 x 9'9 (3.07m x 2.97m)

Window with a fitted blind to the front elevation.

BEDROOM FOUR 9'10 x 8'5 (3.00m x 2.57m)

Window with a fitted blind to the rear elevation with lovely views over Plymstock towards Staddon Heights.

BEDROOM FIVE 7'2 x 6'8 (2.18m x 2.03m)

Window with a fitted blind to the front elevation. Picture rail.

BATHROOM 6'8 x 5'10 (2.03m x 1.78m)

Comprising a bath, pedestal basin and wc. Fully-tiled white walls. Obscured window to the rear elevation. Loft hatch. The loft has a Velux skylight.

SHOWER ROOM 6'1 x 3'7 (1.85m x 1.09m)

Fitted with an enclosed shower. Fully-tiled walls.

OUTSIDE

To the front, gates open onto the driveway, which provides off-road parking and access to the garage. There are shrub beds and a gate opening onto a pathway providing access around the side of the house to the rear garden. The rear garden enjoys a southerly aspect and is mainly laid to lawn together with some paving, shrub and flower beds, timber shed and a masonry garden shed with a window and stable door. Beneath the property there is sub floor access. Outside tap. Outside light.

GARAGE 15'9 x 9'10 (4.80m x 3.00m)

Work surface with space for appliances to the rear of the garage. Power and lighting. Integral access to the house.

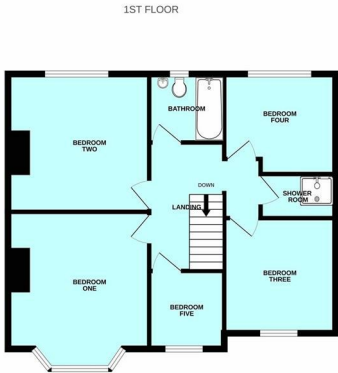
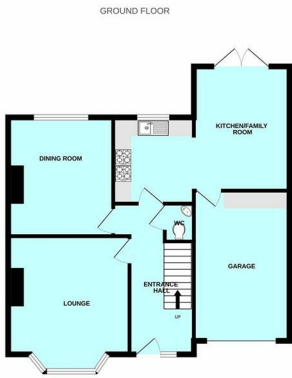
COUNCIL TAX

Plymouth City Council
Council tax band C

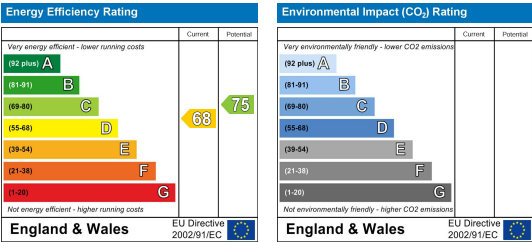
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.