



## 29 Princess Avenue

Plymstock, Plymouth, PL9 9ES

£325,000



Superbly-positioned 3-bedroom semi-detached bungalow situated in this highly desirable location at the end of a quiet cul-de-sac within close proximity to Burrow Hill and the amenities of The Broadway. This property benefits from a level driveway, detached garage and parking for 1 car. There are gardens to the front and rear, including a lawned area and patio. The property has been recently redecorated throughout to include a fully integrated modern fitted kitchen, utility room with plumbing for a washing machine and tumble dryer and a fully-fitted bathroom. In addition to this, there is a large utilised loft space, to be used as desired, with lighting, electric & 3 Velux windows.



## PRINCESS AVENUE, PLYMSTOCK, PL9 9ES

### ACCOMMODATION

Newly-fitted composite partially glazed door opening into the hallway.

### HALLWAY 18'6 x 9'12 at widest point (5.64m x 2.74m at widest point)

Providing access to the accommodation. Under-stairs storage. Staircase rising to the utilised loft room.

### KITCHEN 11'7 x 11'27 at widest points (3.53m x 3.35m at widest points)

Brand new fully-fitted modern kitchen with integrated appliances including a NEFF induction hob with an extractor hood, single oven, Zanussi fridge-freezer and dishwasher. Base and wall-mounted cabinets with solid laminate resin work-tops. Stainless-steel sink. Dual aspect with uPVC windows. White panelled glazed internal doors leading into the utility/boot room.

### UTILITY/BOOT ROOM 6'6 x 4'9 (1.98m x 1.45m)

uPVC double-glazing. Polycarbonate roof. Plumbing for a washing machine. Power. PVC interlocking floor mat tiles.

### LIVING ROOM 16'7 x 11'8 (5.05m x 3.56m)

Large uPVC window to the front elevation. Fireplace with wooden mantel and an electric fire. Wood panelled feature wall.

### BEDROOM ONE 13'3 x 11'9 (4.04m x 3.58m)

Airing cupboard with shelving and plumbed with a radiator. uPVC double-glazed window to the rear elevation.

### BEDROOM TWO 9'16 x 9'85 into window (2.74m x 2.74m into window)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 6'96 x 9'85 (1.83m x 2.74m)

uPVC double-glazed window to the rear elevation.

### BATHROOM 6'04 x 7'91 (1.93m x 2.13m)

Comprising a bath with a mains-fed stainless-steel shower over and a glass shower screen, sink and a toilet. Illuminated mirror. Stainless-steel towel rail/radiator. Fitted vanity units along one wall. Aquaboard panelling. uPVC double-glazed window to the side elevation.

### UTILISED LOFT ROOM 26'9 x 18'4 at widest points (8.15m x 5.59m at widest points)

Doorway providing access to attic eaves storage and housing the brand new Worcester boiler. Large attic space/studio. Shelving. Painted wooden floor. Inset ceiling spotlights. 3 large Velux windows to the rear elevation.

### GARAGE

Single garage with an up-&-over door to the front elevation.

### OUTSIDE

The property is approached an almost level metal gated driveway providing parking for 1 car. Steps lead down to the front door. The front garden is on 2 levels, one level is laid to lawn and the other to patio and enclosed by brick-walling and shrubbery. A pathway leads down the side elevation to the rear garden and accessing an additional storage shed. The rear garden is also on 2 levels and is laid to both lawn and paving providing a large patio area. Bordering shrubs to the side and bottom.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

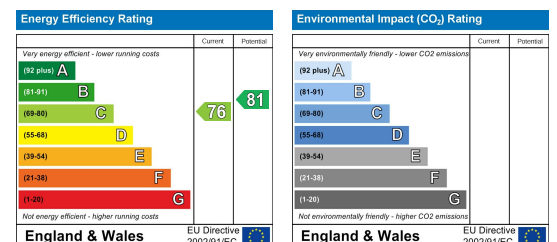
## Area Map



## Floor Plans



## Energy Efficiency Graph



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