



29 Mainstone Avenue

Prince Rock, Plymouth, PL4 9NA

£180,000



An opportunity to acquire this mid-terraced older style house arranged as 2 flats. On the ground floor, the flat consists of a living room, separate dining room and kitchen together with a bedroom and shower room/wc. On the first floor there is an all-in-one living room/kitchen plus a bedroom and a large bathroom. To the rear there is a timber-decked balcony. Shared rear courtyard. Double-glazing & central heating.



GFF MAINSTONE AVENUE, PLYMOUTH, PL4 9NA

ACCOMMODATION

Front door opening into the living room.

LIVING ROOM 15'3 x 12'7 (4.65m x 3.84m)

Bay window to the front elevation. Chimney breast with fireplace. Coved ceiling. Dado rail. Access through to the inner hallway.

INNER HALLWAY

Providing access to the remainder of the accommodation. Under-stairs storage cupboard housing the meters and the gas boiler.

BEDROOM 11'8 x 10'8 (3.56m x 3.25m)

Window to the rear elevation. Over-head cupboards. Coved ceiling.

SHOWER ROOM 7'1 x 4'4 (2.16m x 1.32m)

Comprising an enclosed shower, pedestal basin and wc. Obscured window to the side elevation.

DINING ROOM 12'8 x 8' (3.86m x 2.44m)

Window to the side elevation. Access through to the kitchen.

KITCHEN 9'11 x 8'1 (3.02m x 2.46m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Single drainer sink unit. Space for appliances. Window to the rear elevation overlooking the courtyard-style garden. Window to the side elevation. Partly-glazed door leading to outside.

FFF MAINSTONE AVENUE, PLYMOUTH, PL4 9NA

ACCOMMODATION

Doorway opening to stairs leading to the landing.

FIRST FLOOR LANDING

Providing access to the accommodation. Loft hatch.

LIVING ROOM/KITCHEN 12' x 16'3 (3.66m x 4.95m)

A full-width room situated to the front of the property with ample space for seating and dining. 2 windows to the front elevation. Chimney breast. Kitchen cabinets with matching work surfaces and tiled splash-backs. Space for free-standing appliances. Inset one-&-a-half bowl single drainer sink. Coved ceiling.

BEDROOM 9'6 x 11'7 (2.90m x 3.53m)

Chimney breast. Built-in cupboards either side of the chimney breast. Coved ceiling. Window to the rear elevation.

BATHROOM 12'4 x 7'7 (3.76m x 2.31m)

Comprising a bath with a mixer tap shower, pedestal basin and separate shower. Cupboard housing the gas boiler. Partly-glazed door to the rear opening onto a decked terraced with steps leading down to the courtyard.

SEPARATE WC

Fitted with a wc. Obscured window to the side elevation.

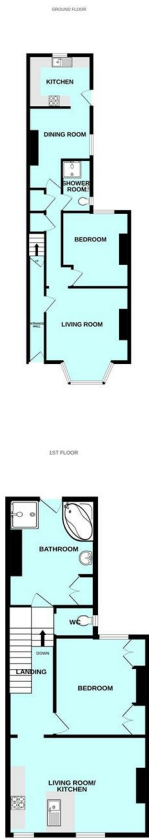
AGENT'S NOTE

There are 2 separate gas meters and separate gas bills. Separate council tax bills, both Plymouth City Council, band A. The electric has 2 separate meters and 2 separate consumer units but only 1 bill. 1 water connection. 1 freehold title but arranged as 2 separate flats.

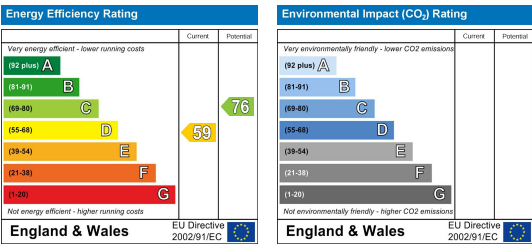
Area Map



Floor Plans



Energy Efficiency Graph



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