Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



6 Second Avenue

Billacombe, Plymouth, PL9 8AW

£425,000

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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

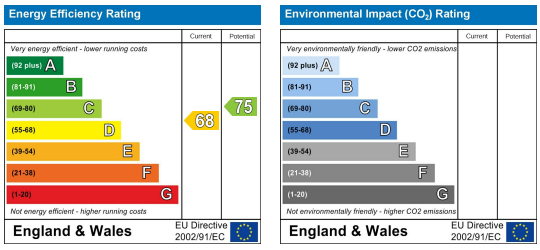
Area Map



Floor Plans



Energy Efficiency Graph



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