



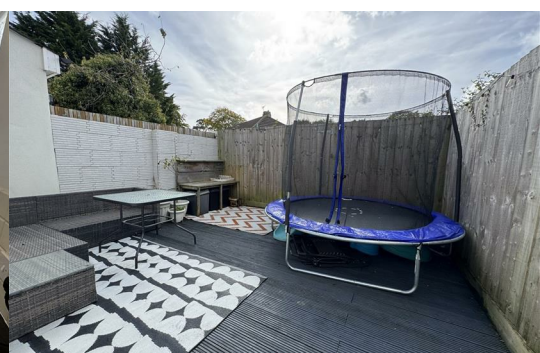
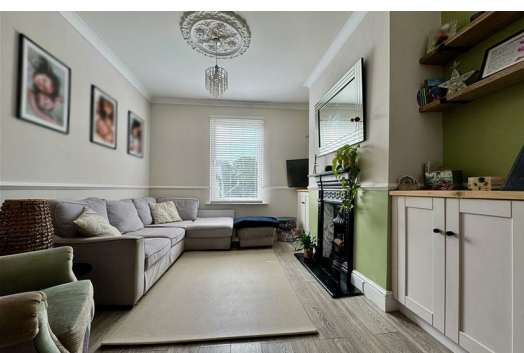
## 10 Meavy Avenue

Crownhill, Plymouth, PL5 3AH

**Offers In Excess Of £200,000**



A lovely mid-terrace cottage in a cul-de-sac road in Crownhill. The accommodation comprises a porch, entrance hall, lounge & dining room on the entrance level. Staircases lead down to a kitchen which has a bathroom also on the lower ground floor. Stairs also lead up to the first floor where the 2 double bedrooms are. To the rear is a south facing garden laid for ease of maintenance with a paved patio & decked seating area.



MEAVY AVENUE, CROWNHILL, PLYMOUTH, PL5 3AH

ACCOMMODATION

Entrance via a wooden door with obscured glazed panel, which opens into the entrance porch.

ENTRANCE PORCH 3'6" x 2'11" (1.08 x 0.89)

High level meter cupboard. Wooden door with glazed panels opens into the entrance hall.

ENTRANCE HALL 18'8" x 3'4" widening to 4'11" (5.7 x 1.04 widening to 1.52)

Staircase rising to the first floor landing & the lower ground floor. Door opening into the dining room.

DINING ROOM 13'5" x 9'10" (4.11 x 3.02)

Grey wood effect laminate wood flooring. Ample space for a dining table. Dado rail. uPVC double-glazed window to the front. Covings. Ceiling rose. Curved arch opens into the lounge.

LOUNGE 12'1" x 11'5" (3.69 x 3.49)

Grey wood effect laminate flooring. Feature fireplace with cast iron mantle & surround inset open grate with tiled hearth. Dado rail. Covings. Ceiling rose. Fitted storage cupboards to both chimney breast recesses. uPVC double-glazed window to the rear.

LOWER GROUND FLOOR

Tiled floor. Space for American fridge/freezer. Storage cupboard underneath the stairs. High level stain glassed window. Square arch opens into the kitchen.

KITCHEN 13'6" x 7'5" (4.14 x 2.28)

Matching base & wall mounted units to include fitted oven. Spaces for a washing machine & slimline dishwasher. Roll edge laminate work surfaces have inset stainless steel sink unit with mixer tap. Tiled splash-backs. Four ring gas hob with stainless steel hood over. Wall mounted Navien boiler concealed in unit. uPVC double-glazed window to the side. uPVC obscured double-glazed door opening out to the side & rear garden. Tiled floor. Door into the bathroom.

BATHROOM 7'4" x 6'9" (2.25 x 2.08)

Attractive matching suite of shower cubical with fitted Mira electric shower, bath, close coupled wc & pedestal wash hand basin. A chrome heated towel rail. Dual aspect with obscured single-glazed windows to the side & rear. Extractor fan.

FIRST FLOOR LANDING

Doors leading to the bedrooms. Access hatch to roof void.

BEDROOM ONE 15'1" x 9'10" (4.6 x 3.02)

uPVC double-glazed window to the front. Fitted twin wardrobes. Covings. Ceiling rose.

BEDROOM TWO 12'1" x 11'5" (3.7 x 3.5)

Dado rail. Covings. Ceiling rose. uPVC double-glazed window to the rear.

GARDEN

To the rear an enclosed south facing garden with under cellar area. Paved patio & decked seating area. Wooden gate gives access to a rear walkway servicing the property.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

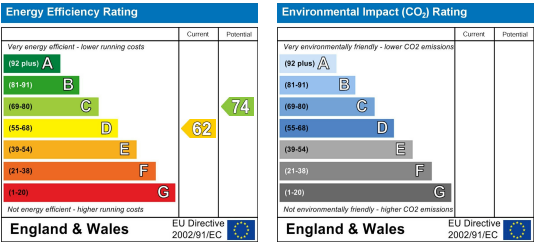
Area Map



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.