



5 Downside Avenue

Egguckland, Plymouth, PL6 5SD

£140,000



A purpose built ground floor flat in Egguckland being sold vacant with no onward chain. The accommodation comprises an entrance hall, lounge/diner, kitchen, wet room & 2 double bedrooms. The property is gas central heated & has double glazing. There is a front & rear garden.



DOWNSIDE AVENUE, EGBUCKLAND, PLYMOUTH, PL6 5SD

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door into the entrance hall.

ENTRANCE HALL 16'8" x 2'10" (5.1m x 0.88m)

Laminate wood flooring. Doors leading through to the lounge, bedrooms, wet room and kitchen. There is a storage recess.

LOUNGE 13'4" x 12'4" (4.08m x 3.78m)

Feature fireplace with wooden mantle & surround. Tiled inset & electric fan fire. Laminate wood flooring. uPVC double-glazed window to the front. Covings.

KITCHEN 9'8" x 9'3" plus door access (2.97m x 2.83m plus door access)

Matching base & wall mounted units to include a fitted oven, space for a washing machine & upright fridge/freezer. Roll edge laminate work surfaces have inset 4 ring gas hob & stainless steel single drainer sink unit with mixer tap. Tiled splash-back. Fitted filter hood. Wall mounted Worcester boiler is concealed in a cupboard. Two uPVC double-glazed windows to the rear. uPVC double-glazed door opens to the rear garden. Wood effect vinyl flooring.

BEDROOM ONE 12'10" x 9'10" (3.92m x 3.02m)

uPVC double-glazed window to the front. Covings.

BEDROOM TWO 12'9" x 9'3" (3.91m x 2.83m)

uPVC double-glazed window to the rear overlooking the garden. Covings.

WET ROOM 5'10" x 5'2" (1.78m x 1.58m)

Pedestal wash hand basin. Close coupled wc. Electric Bristan shower. Tiled walls. Waterproof flooring. Obscured uPVC double-glazed window to the rear. Chrome heated towel rail. Extractor fan.

OUTSIDE

The property is approached via a wooden gate, which gives access to a path leading to the front door. Bordered on one side by a circular patio area with a raised decked section to the fore.

GARDEN

To the rear an enclosed garden which consists of a section of decking, paved patio & courtesy wooden gate gives access to the side path running through a neighbouring garden to the front.

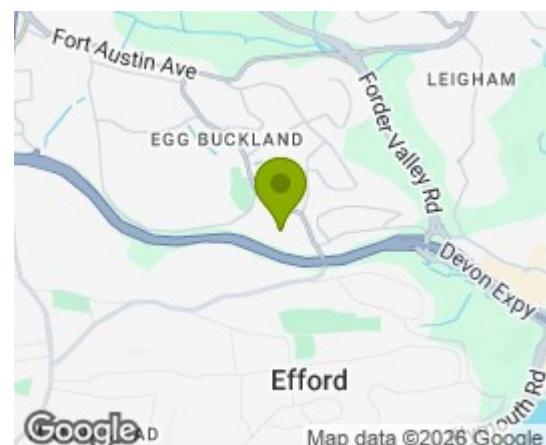
COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES PLYMOUTH

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

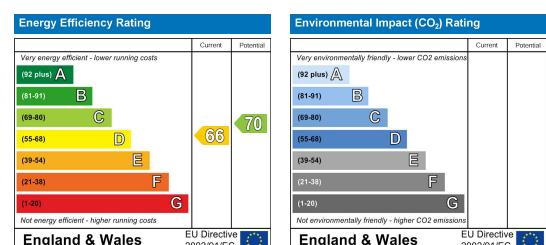
Area Map



Floor Plans



Energy Efficiency Graph



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