



## 10 Meavy Avenue

Crownhill, Plymouth, PL5 3AH

**£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

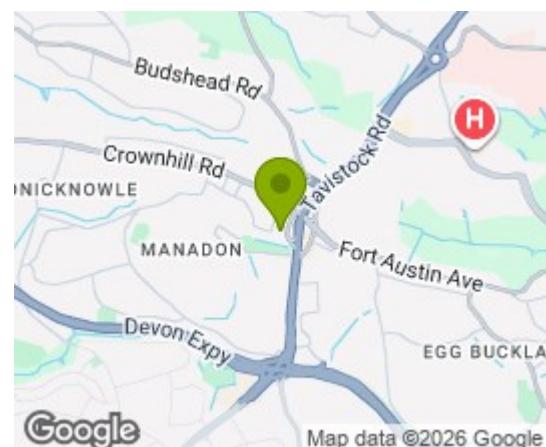
Plymouth City Council

Council Tax Band: B

### SERVICES PLYMOUTH

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

### Area Map

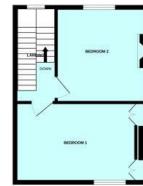


### Floor Plans

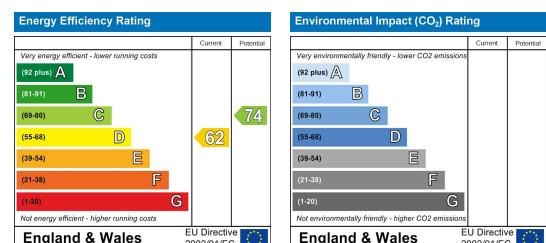
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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