



34 Tamar Avenue

Keyham, Plymouth, PL2 1NN

£200,000



A mid-terrace family home in Keyham being sold with no onward chain. Elevated views towards Torpoint & in need of some modernisation. Offering spacious accommodation which comprises a porch, entrance hall, lounge, dining room & a kitchen/breakfast room on the ground floor. On the first floor there are 3 double bedrooms & a shower room. There is a front & enclosed rear garden with an outside wc & shed.



TAMAR AVENUE, KEYHAM, PLYMOUTH, PL2 1NN

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the porch.

PORCH 3'11" x 3'4" (1.2m x 1.04m)

Wooden door with obscured glazed panels opens into the entrance hall.

ENTRANCE HALL 3'10" widening to 5'10" x 5'6" (1.18m widening to 1.78m x 1.68m)

Staircase rising to the first floor landing with 4 storage cupboards under. Doors leading to the lounge, dining room, kitchen/breakfast room & out to the rear garden.

LOUNGE 15'1" x 12'10" into the bay (4.61m x 3.92m into the bay)

Feature fireplace with wooden mantle, brick surround, tiled hearth & inset gas fire. uPVC double-glazed bay window to the front with views of the Dockyard towards Torpoint. Sliding twin wooden doors open into the dining room.

DINING ROOM 12'7" x 10'10" (3.86m x 3.32m)

Feature fireplace with wood mantle & surround, tiled inset & open grate. A fitted storage unit to one chimney breast recess with storage cupboards below. Shelving with glazed doors above. A window looks into the entrance hall. uPVC double-glazed window overlooks the rear garden.

KITCHEN/BREAKFAST ROOM 15'7" x 11'5" maximum (4.77m x 3.49m maximum)

Matching base & wall mounted units to include positions for a cooker, washing machine, dishwasher & upright fridge/freezer. Roll edge laminate work surfaces have inset 1.5 bowl sink unit with mixer tap. Fitted filter hood. uPVC double-glazed windows to the rear & side. Ample space for a breakfast table.

FIRST FLOOR LANDING 20'9" x 5'10" (6.34m x 1.79m)

Doors leading off to the bedrooms & shower room. Twin storage cupboards with a hot water tank. Further storage cupboard with hanging rail & shelving. Access hatch to roof void.

BEDROOM ONE 17'3" x 12'4" plus the bay (5.26m x 3.77m plus the bay)

Fitted wardrobes with overhead storage units. uPVC double-glazed bay window to the front with views over the Dockyard towards Torpoint. uPVC double-glazed window to the front.

BEDROOM TWO 12'7" x 9'8" plus chimney breast recess (3.86m x 2.96m plus chimney breast recess)

Fitted wardrobe with overhead storage unit to one chimney breast recess. uPVC double-glazed window to the rear.

BEDROOM THREE 10'11" x 10'4" plus chimney breast recess (3.35m x 3.16m plus chimney breast recess)

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

SHOWER ROOM 7'9" x 5'6" (2.37m x 1.68m)

Matching suite of shower cubical with fitted electric shower, close coupled wc & wash hand basin into vanity storage cupboards below. Chrome heated towel rail. Two obscured uPVC double-glazed windows to the side.

OUTSIDE

The property is approached via a path which leads to the front door, bordered on one side by a section of lawn.

GARDEN

To the rear an enclosed garden with access gate out to the service lane. Outside toilet & storage shed.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

