



8-10 Dale Avenue

Eggbuckland, Plymouth, PL6 5SF

Offers In Excess Of £250,000



A spacious end-terrace family home offering 3 double bedrooms plus a single, together with 3 reception rooms, bathroom, cloakroom & kitchen. A substantial property built circa 1929, which needs refurbishing throughout & has potential for loft & basement conversions. Owned by the same family for over 65 years. The property originally, comprising of 2 self-contained flats was converted 50 years ago to 1 house with 1 freehold title. The ground floor comprises a tv/music room with a bay window, generous-sized lounge, dining room, downstairs wc & kitchen. The first floor level gives access to 4 bedrooms & a shower room/wc with modern fittings. Access on the lower ground floor to 2 spacious cellar rooms. 1 private parking space. A modern gas fired boiler which services the central heating & domestic hot water.



DALE AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5SF

LOCATION

Set towards the end of this cul-de-sac of Dale Avenue, in the popular mainly residential area of Eggbuckland with a good variety of local services and amenities found near by. These include; Eggbuckland Community College & the Austin Farm Academy. Bus services close by and easy access to the A38.

ACCOMMODATION

The property is on a roughly rectangular shaped plot with off-street parking at the front, side access & an enclosed garden to the rear. The property is in need of improvement and refurbishment and offers great potential.

GROUND FLOOR

HALL

LOUNGE 13'5 x 12'3 (4.09m x 3.73m)

DINING ROOM 9'11 x 9'5 (3.02m x 2.87m)

MUSIC ROOM 12'10 x 11'5 max (3.91m x 3.48m max)

KITCHEN 12'11 x 9'5 (3.94m x 2.87m)

WC 5'11 x 5'5 (1.80m x 1.65m)

FIRST FLOOR

BEDROOM ONE 15'3 x 10 (4.65m x 3.05m)

BEDROOM TWO 13'6 x 10'6 (4.11m x 3.20m)

BEDROOM THREE 12'11 x 9'5 (3.94m x 2.87m)

BEDROOM FOUR 9'5 x 7'8 max (2.87m x 2.34m max)

SHOWER ROOM 7'7 x 6 (2.31m x 1.83m)

LOWER GROUND FLOOR

CELLAR ONE 12'5 x 9'1 (3.78m x 2.77m)

CELLAR TWO 12'5 x 10'11 (3.78m x 3.33m)

COUNCIL TAX

Plymouth City Council

Tax Band: C

SERVICES

The property is connected to gas, electricity, water & mains drainage.

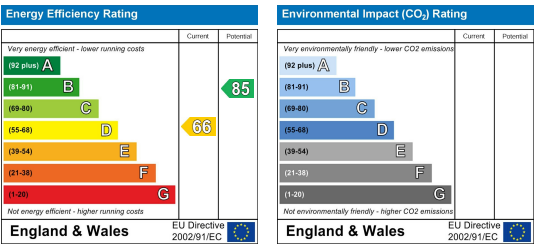
Area Map



Floor Plans



Energy Efficiency Graph



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