



## 27 St. Michael Avenue

Keyham, Plymouth, PL2 1LN

£220,000



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## ST MICHAEL AVENUE, KEYHAM, PLYMOUTH, PL2 1LN

### THE PROPERTY

A deceptively spacious, well proportioned light and airy end terraced home over three storeys. The property has been remodelled and refurbished in recent years, having the benefit of double glazing and with gas central heating having a modern boiler. The loft conversion undertaken with building regulations approval. Spacious lounge, fitted kitchen/dining room, utility room and downstairs shower room/WC. Three double bedrooms and bathroom/WC. Courtyard garden and garage.

### LOCATION

Found on the high part of Keyham, close to parks, including Alexandra Park and lying within walking distance of Devonport Dockyard and with a good variety of local services and amenities found nearby in Keyham and Milehouse. The position is also convenient for access into the city.

### ACCOMMODATION

PVC panelled door into:

### GROUND FLOOR

#### ENTRANCE LOBBY

Door to:

#### HALL

Staircase rises to the first floor. Two useful under stairs storage cupboards.

#### LOUNGE

15'9 x 14'5 max (4.80m x 4.39m max)

Focal feature chimney breast with potential to install

wood burning stove. Cupboards/shelves to either side. Wide bay window to the front.

### KITCHEN/DINING ROOM

13'11 x 12'10 max (4.24m x 3.91m max)

uPVC double glazed French style doors overlook and open to the rear courtyard. Fitted kitchen with a range of cupboard and drawer storage with display shelving, work surfaces with tiled splash backs and timber breakfast bar. Integrated appliances include electric oven and hob with extractor hood over, microwave, space for fridge. One and a half bowl under mounted sink with mixer tap.

### UTILITY ROOM

7'9 x 5'9 overall (2.36m x 1.75m overall)

Space for upright fridge/freezer. Work surfaces with matching up stands and inset stainless steel sink. Space and plumbing under suitable for automatic washing machine and space for tumble dryer. Wall cupboards. PVC part double glazed door to the rear courtyard and further door into:

### SHOWER ROOM

Modern white suite with shower, WC and wash hand basin. Metro tiled splash backs. Ceiling down lighters. Ladder heated towel rail.

### FIRST FLOOR

#### LANDING

Two built in wardrobes and open under stairs area.

#### BEDROOM ONE

14'1 x 12'10 max (4.29m x 3.91m max)

Window to the rear with open views. Airing cupboard housing the Ideal gas fired boiler servicing the central heating and domestic hot water.



## BEDROOM TWO

13'10 x 12'5 max (4.22m x 3.78m max)

Wide picture window to the front.

## BATHROOM

Obscure glazed window to the rear. Quality white modern suite composing close coupled WC, wash hand basin with cupboard under and tiled splash back, 'P' shaped panelled bath with mixer tap and wall mounted shower attachment over. Tiled splash backs. Shower screen. Ladder heated radiator and extractor fan. Ceiling down lighters.

## SECOND FLOOR

### LANDING

5'10 x 5'6 (1.78m x 1.68m)

Study area with velux style double glazed roof light. Exposed brick gable end wall. Access hatch to crawl through eaves space which is floored for storage and insulated. Further high level access hatch to further large eaves storage area to the front. Door to:

### BEDROOM THREE

13'6 x 11'10 max (4.11m x 3.61m max)

Light and airy double bedroom with two velux style

double glazed windows to the rear elevation enjoying far reaching views in a westerly direction. 'A' shaped feature brick backed shelved recess with display shelving. Electric heater. Door to crawl through eaves storage area.

## EXTERNALLY

To the rear, a small walled courtyard garden with raised border and built in seating. Outside water tap. Pedestrian door access. Door leads into:

## GARAGE

A good size single garage with window to the side. Metal up and over door and overhead storage.

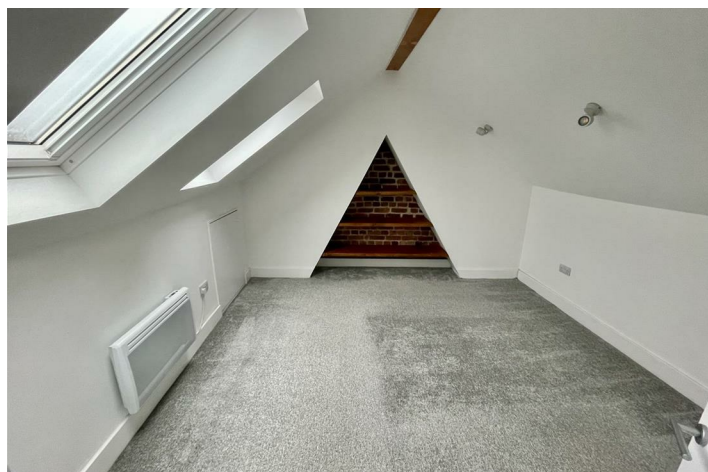
## AGENTS NOTE

Tenure - Freehold.

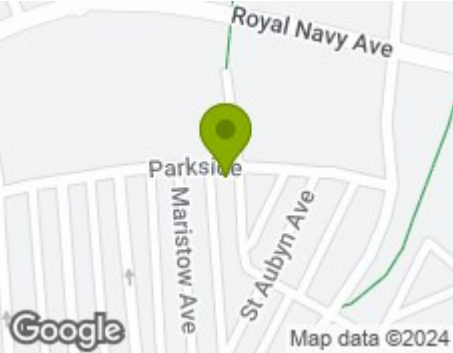
Council tax - Plymouth City Council. Band B.

## CONNECTED INTEREST

In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is connected to a member of staff at Julian Marks Estate Agents.



Road Map



Hybrid Map



Terrain Map



Floor Plan

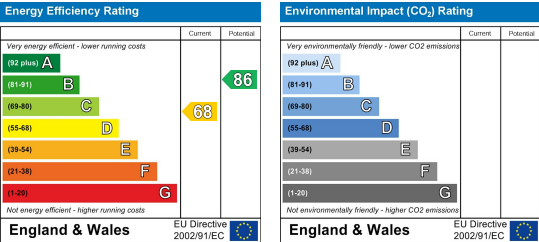


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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