



## Beatrice Avenue, Plymouth, PL4 8QB

Offers In Excess Of £240,000 - Freehold



5



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- ✓ 5 DOUBLE BEDROOMS
- ✓ REFITTED KITCHEN/DINER
- ✓ NEWLY DECORATED
- ✓ LOUNGE

- ✓ MANY ORIGINAL FEATURES
- ✓ REFITTED SHOWER ROOM
- ✓ SEPARATE WC WITH SINK
- ✓ UTILITY ROOM WITH SHOWER



This 5 double bedroom Buy to Let property, fully let for September 2021 is being sold as a going concern for Investors. This spacious house has retained many of its original features including stunning mouldings and cornicing, some original fireplaces and "Minton" tiles in the hallway and has an lovely homely feel for the tenants. With a refitted shower room and kitchen and good sized bedrooms this is a great letting property, it also has some outside space for the tenants to enjoy as well.



**ACCOMMODATION**

**ENTRANCE HALL** Set back off the road, entering into the entrance vestibule with part glazed door leading into hallway. Doors leading to Lounge, Bedroom 1, Downstairs Lavatory and Kitchen. Built in understairs cupboards. Radiator. Stairs leading up to 1st floor. Beautiful "Minton" floor tiles and some original cornicing and mouldings.

**LOUNGE** 13' 6" x 12' 8" (4.127m x 3.879m) A good sized bright and airy room with large double glazed bay window to the front of the

property. Lots of original features such as cornicing and mouldings, picture rails, dado rails and a stunning marble fireplace. Radiator.

**KITCHEN/DINER** 9' 10" x 12' 10" (3.018m x 3.925m) Refitted kitchen consisting of a range of base and wall units, integrated dishwasher, electric cooker and hob, cooker hood, 1 and a half bowl sink and drainer. Upvc double glazed window to the side of the property. Built in original cupboards and drawers. Fireplace.



UTILITY/SHOWER ROOM 8' 2" x 5' 5" (2.500m x 1.672m) Space and plumbing for washing machine and tumble dryer. Built in storage. Shower cubicle. Upvc double glazed window over looking the side of the property. Upvc double glazed door and window over looking the rear of the property.

WC 3' 4" x 0' 11" (1.001m x 0.285m) Close coupled low level WC and wash hand basin. Obscured glass, double glazed window to the rear of the property.

BEDROOM 1 10' 6" x 12' 7" (3.216m x 3.851m) Large double bedroom with Upvc double glazed French doors, leading to the rear courtyard. Radiator. Built in cupboards in alcoves.

BEDROOM 2 11' 5" x 13' 7" (3.486m x 4.154m) into bay L- Shaped room with Upvc double glazed bay window over looking the rear of the property. Radiator.

SHOWER ROOM 4' 8" x 8' 3" (1.433m x 2.540m) Refitted shower room with two obscure glass

double glazed windows over looking the side aspect. Large walk in shower. Low level close coupled WC. Wash basin. Radiator.

BEDROOM 3 10' 8" x 12' 6" (3.256m x 3.822m) into L Bright room over looking the rear of the property. Fitted wardrobes and cupboards built into the alcoves. Original fireplace. Upvc double glazed window to the rear of the property. Radiator.

BEDROOM 4 10' 9" x 16' 8" (3.278m x 5.102m) into bay Large bedroom with a large bay over looking the front of the property, Upvc double glazed windows. Radiator.

BEDROOM 5 12' 10" x 6' 10" (3.916m x 2.086m) Another double room. Lovely feature stained glass upvc double glazed window to the front of the property. Radiator.

REAR COURTYARD L shaped courtyard surrounded by high stone walls with a gate leading to rear service lane. Built in shed.



Notes-

# FLOORPLANS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	67	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		

## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Plymouth City Council

## HEAD OFFICE

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