



65 Connaught Avenue | Mutley | Guide Price £120,000

Centrally located large ground floor flat which has three reception rooms, within an elegant period property that offers modern features. Situated on a tree lined avenue, the flat benefits from private off road parking, uPVC double glazing and gas central heating. Southerly facing bay window with period style fireplaces to the reception rooms. Under floor heating to the kitchen and shower room. The flat has separate key metering and will be offered with 999 year lease with an equal share of the freehold. The flat would be of interest to owner occupiers and buyers looking for a property to invest for a rental return.

- Ground Floor
- Two Receptions OR
- Two Bedrooms
- Period Features
- Private Parking
- GCH & uPVC



Property Description

ENTRANCE HALL

Via vestibule to communal hallway. Door to ground floor flat.

HALLWAY

Radiator. Front door intercom entry system. Storage under the stairs & into the alcove. uPVC door to rear private courtyard.

RECEPTION ROOM

18' 4" x 15' 4" (5.61m x 4.69m) Reception room (alternative use as bedroom). uPVC windows to the front elevation. Period feature fireplace. Radiators.

BEDROOM

15' 0" x 12' 7" (4.59m x 3.86m) Bedroom or alternatively reception room. Period feature fireplace. uPVC window to the rear elevation. Radiator.

RECEPTION ROOM

11' 9" x 10' 7" (3.59m x 3.24m) uPVC window to side elevation. Period feature fireplace. Radiator.

KITCHEN

11' 11" x 6' 0" (3.65m x 1.85m) Wall & Base units. Stainless steel sink and drainer with mixer tap over. uPVC window to side elevation. Gas Hob. Eye-Line electric oven. Space and plumbing for washing machine. Tiled floor. Under floor heating.

SHOWER ROOM

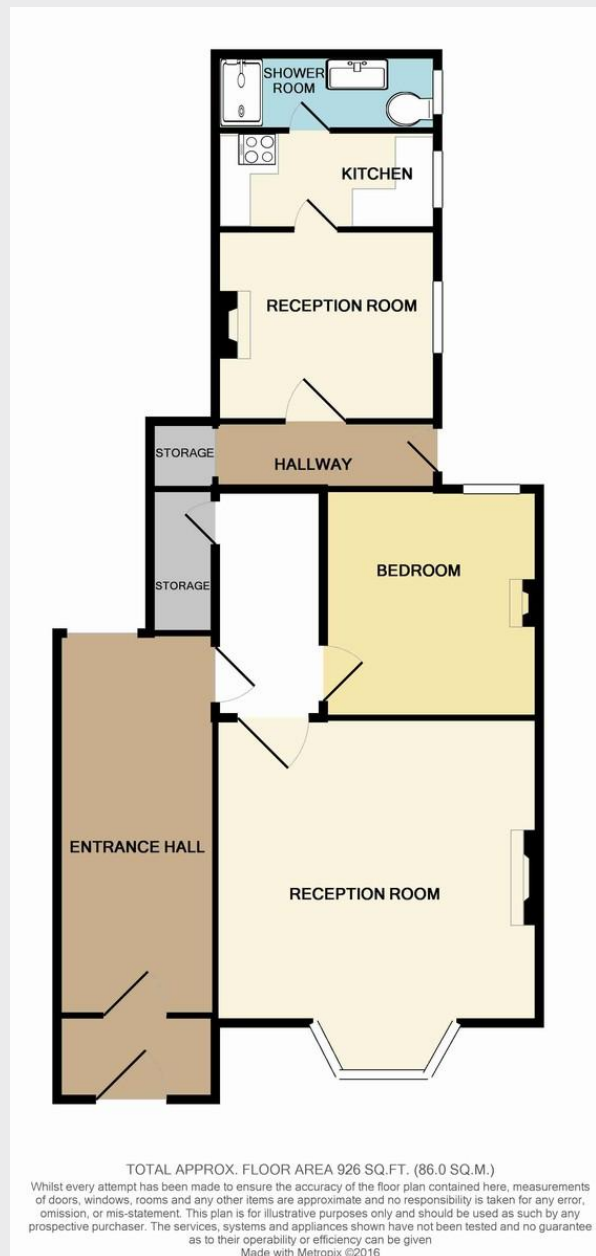
10' 9" x 3' 8" (3.30m x 1.12m) Under floor tiled heating. Shower enclosure and screen. Vanity wash hand basin with mirror over. Tiled walls. uPVC ceiling covering. WC. uPVC window to side elevation.

COURTYARD

Wall enclosed courtyard with water tap and security light. Steps lead to communal patio area and gate to rear service lane.

PARKING

Allocated off road parking accessed via rear service lane. Wood gate leads to rear of the property.





Tenure

Leasehold

Council Tax Band

A

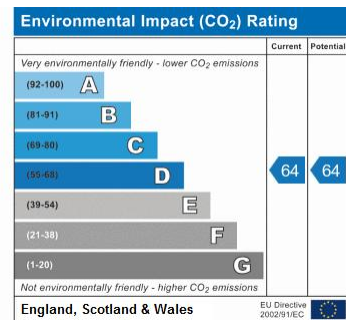
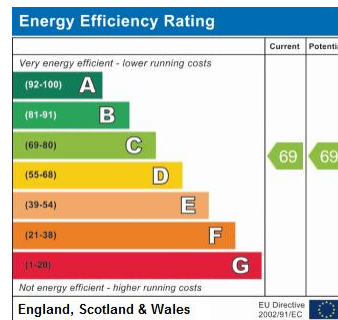
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements