



## Asking Price £195,000

Welcome to this remarkable three-bedroom semi-detached house that offers an abundance of space, both inside and out. Nestled in a convenient location for schools and shops, this property provides an ideal setting for comfortable family living. With impressive features and a well-presented interior, this home is sure to captivate your heart.

Step inside this inviting home and be greeted by a spacious porch and hallway that lead you to the heart of the house. The ground floor boasts a comfortable lounge, a tastefully designed dining room, a modern kitchen, and a convenient utility room. These well-appointed spaces cater to your family's needs while ensuring a seamless flow for entertaining guests.

# novahomes

Established 2008

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## Montacute Avenue, Plymouth, PL5 3PR

### Property In Detail:

Step into the inviting entrance porch, guiding you gracefully towards the main entrance hallway.

### Inviting Entrance Hallway

Pass through the door into the elegant entrance hallway, leading you effortlessly to the lounge. Ascend the stairs to the first floor, offering convenient access. Discover a handy storage cupboard.

### Spacious Lounge

**13' 9" x 12' 1" (4.19m x 3.68m)**

Unwind in the generously proportioned lounge, illuminated by a double glazed window to the front. Revel in the fully carpeted flooring, creating a cozy ambiance. Stay comfortably warm with a radiator. Enjoy entertainment with a convenient TV point. This delightful space seamlessly opens up to the dining room, which also features a radiator and elegant wooden laminate flooring.

### Charming Dining Room

**10' 5" x 8' 6" (3.17m x 2.59m)**

Adorned with neutral decor and laminate wooden flooring, the dining room offers a tranquil setting. Observe the picturesque rear garden through the double glazed window. Stay cozy with the help of a radiator. Find easy access to the kitchen through a convenient door.

### Well-Appointed Kitchen

**10' 5" x 8' 6" (3.17m x 2.59m)**

Discover a modern and stylish fitted kitchen, boasting a range of wall and base units with an elegant worktop above. Equipped with integrated double oven, countertop electric hob, and a stainless steel sink with a mixer tap. Take advantage of the space for a freestanding fridge freezer. The walls feature partial tiling, adding a touch of sophistication. Observe the rear garden through the double glazed window. Access the utility room through a convenient door.

### Utility Room

Providing ample space and plumbing for a washing machine, as well as room for a tumble dryer. Access the rear garden through a convenient door.

### Upstairs Landing

Ascend the stairs to the first floor, door to:

### Master Bedroom

**12' 1" x 12' 1" (3.68m x 3.68m)**

Indulge in the fully carpeted master bedroom, adorned with a double glazed window to the front. Keep cozy with the assistance of a radiator.

### Bedroom 2

**13' 5" x 8' 6" (4.09m x 2.59m)**

This generous double bedroom boasts fully carpeted flooring and a tranquil atmosphere. Take in the views of the rear garden through the double glazed window. Stay comfortably warm with a radiator.

### Bedroom 3

**9' 2" x 8' 6" (2.79m x 2.59m)**

The third bedroom features charming wood laminate flooring and welcomes natural light through the double glazed window at the front.

### Modern Bathroom

Experience the modern and stylish bathroom, complete with fully tiled walls. Enjoy a relaxing bath with a shower above. Discover a wash hand basin with a cupboard beneath and a convenient w.c. Stay warm and cozy with the heated towel rail. Natural light enters through the obscured double glazed window at the rear.

### Rear Garden

Step into the expansive and private rear garden, a true outdoor oasis. Immerse yourself in the lush green lawn, while a concrete patio seating area and additional decking area at the bottom of the garden provide perfect spots for relaxation. Enhancing the ambiance, feature lighting illuminates the garden. Convenient double electrical sockets are available both in the patio seating area and on the decking.

### Parking

At the front of the property, off street parking parking is provided for two cars by way of a paved double hardstanding with a metal gate providing access to the side of the property and the rear garden.

### IMPORTANT NOTE:

This property is of Steel Frame construction which is not suitable for some mortgage lenders. Please ensure any agreement in principal you have is with a lender who accept this type of property, and if you are in doubt please speak to our team to find out more.

### Viewing Arrangements

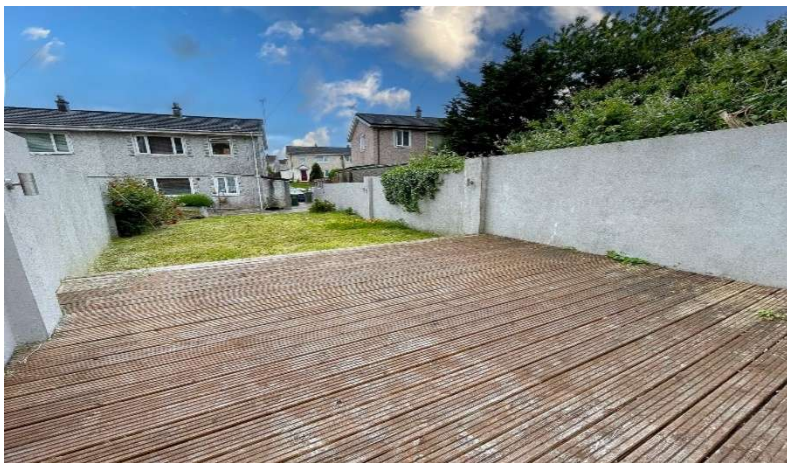
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.











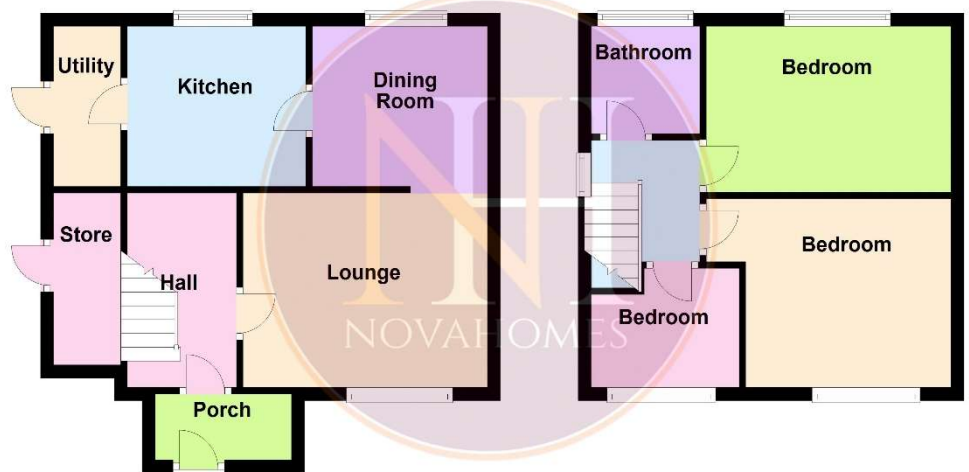
## Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)

## First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 69.9 sq. metres (752.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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