



Asking Price £190,000

A spacious three-bedroom semi-detached family home located in the popular residential area of Eastbury Avenue, Honicknowle. Offering generous living accommodation throughout, large gardens to both front and rear, and the benefit of no onward chain, this property presents an excellent opportunity for families or investors alike. The ground floor comprises a welcoming entrance hall, a large lounge with bay-style window and ample space for seating, a modern kitchen/breakfast room with an excellent range of units and worktops, and access to a useful utility area and ground floor WC. Upstairs, three well-proportioned bedrooms are served by a family bathroom fitted with a three-piece suite. Externally, the property enjoys a generous plot with a level front garden and a good-sized enclosed rear garden offering plenty of potential for landscaping, family play space, or entertaining. Located close to local schools, shops, and bus routes, with easy access into Plymouth City Centre and the A38, this is a practical and well-placed family home.

Eastbury Avenue, Honicknowle, PL5 2ND

Accommodation Comprises

Ground Floor

Entrance Hall – Welcoming hallway with stairs to first floor.

Lounge (5.50m x 3.69m / 18` x 12` 1`) – Generous family room with bay-style front window, feature fireplace and ample seating space.

Kitchen/Breakfast Room (3.41m x 3.42m / 11` 2` x 11` 3`) – Modern fitted units with integrated oven and hob, ample storage, and space for family dining. Rear-facing window with garden outlook.

Utility Area – Practical storage and laundry area with door to garden.

WC – Ground floor cloakroom with WC.

First Floor

Bedroom One (2.95m x 2.83m / 9` 8` x 9` 4`) – Double bedroom with built in storage cupboard.

Bedroom Two (3.24m x 3.07m / 10` 7` x 10` 1`) – Comfortable double bedroom overlooking the rear garden. Built in storage cupboard

Bedroom Three (2.70m x 2.44m / 8` 10` x 8`) – Well-sized single bedroom, ideal as a child`s room, study, or home office.

Bathroom – Family bathroom comprising bath with shower over, wash hand basin and WC, fully tiled walls.

Exterior

Front Garden – Generous lawned area with pathway to entrance.

Rear Garden – Substantial enclosed rear garden with lawn and mature boundaries, offering excellent scope for landscaping.

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.

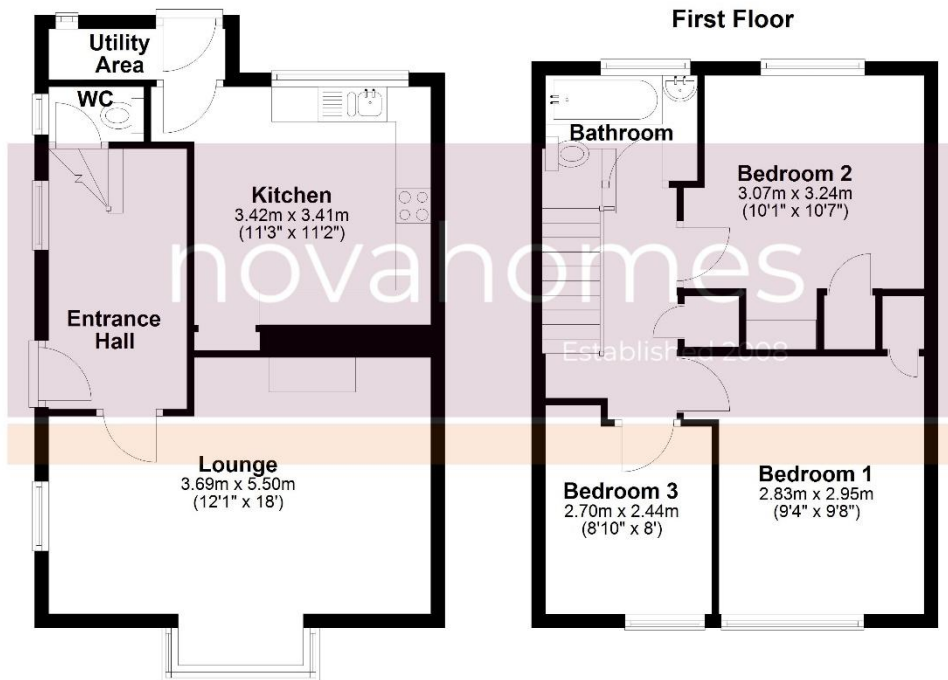






Ground Floor

First Floor



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.



**1%
FEE**

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CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

