



Asking Price £270,000

This unique and beautifully presented double fronted two-bedroom period home occupies a highly convenient central location just moments from Plymouth City Centre, Plymouth University and Plymouth Railway Station, making it ideal for professionals, first-time buyers or those seeking a distinctive city home. The property combines charming period character with contemporary styling and thoughtful improvements throughout. The ground floor offers a welcoming entrance porch leading into a spacious and light-filled lounge featuring high ceilings, large bay windows and stylish décor. The lounge flows through to a separate dining room which in turn leads to a modern fitted kitchen, complete with sleek cabinetry, integrated appliances and attractive herringbone effect flooring. To the rear of the property is a private enclosed courtyard garden providing a low-maintenance outdoor space ideal for relaxing or entertaining. A particularly valuable feature is the garage located to the rear, accessed via a service lane and internally, a rare and highly desirable addition for a central Plymouth property. There is also a useful side storage with new double PVC doors offering additional storage large enough for motor bikes. The first floor hosts two well-proportioned bedrooms alongside a spacious family bathroom fitted with a modern suite including bath and shower. From this level there is access to a stunning roof terrace, providing an excellent outdoor seating area with elevated views over the surrounding rooftops. A further staircase leads to the impressive loft space, currently utilised as a bedroom area and workspace, featuring skylights that flood the space with natural light and create a truly unique living environment whilst providing a good degree of additional storage. Blending character, style and practicality, this exceptional property offers flexible accommodation and rare features for such a central location, including a larger than average garage/workshop, roof terrace and courtyard garden. Early viewing is highly recommended to fully appreciate the quality and individuality of this charming home.

Winston Avenue, Mutley, PL4 6AZ

Accommodation Comprises

Entrance

Entrance door into the entrance vestibule with double doors opening into the entrance hall.

Entrance hall

Door into the dining room. Open plan into the lounge. Stairs rising to the first floor.

Lounge 3.94m (12` 11") x 3.86m (12` 8")

Measurements to the front of the stairs which rise to the first floor. Under stairs storage cupboard. An irregular shaped room. Double glazed bay window to the front. Double radiator. Open plan into the kitchen and door into the garage.

Dining room 3.51m (11` 6") x 2.57m (8` 5")

An irregular shaped room. Double glazed bay window to the front. Double radiator. Period wooden display cupboards and storage to either side of the chimney breast. Open plan into the kitchen.

Kitchen 2.9m (9` 6") x 1.8m (5` 11")

Measurements include units. An irregular shaped room. Base and eye level storage cupboards with modern worktops. Stainless steel sink and single drainer with tiled splashbacks. Built in oven and hob with extractor hood over. Double glazed windows to the rear.

First floor landing

Doors into bedrooms and bathroom. Double glazed door to the roof garden. Beautiful roof garden laid to artificial lawn with outside tap and secure railings.

Bathroom 2.49m (8` 2") x 1.57m (5` 2")

An irregular shaped room. Suite in white comprising; bath with separate shower unit over, pedestal wash hand basin and low flush WC. Tiled splashbacks. Cupboard housing the gas boiler. Obscure double glazed window. Double radiator.

Bedroom one 3.66m (12` 0") x 2.9m (9` 6")

An Irregular shaped room. Single radiator. Double glazed window to the front. Built in storage cupboard.

Bedroom two 3.58m (11` 9") x 2.54m (8` 4")

Double glazed bay window to the front. Built in storage cupboards, Stairs up to the loft.

Loft/mezzanine level

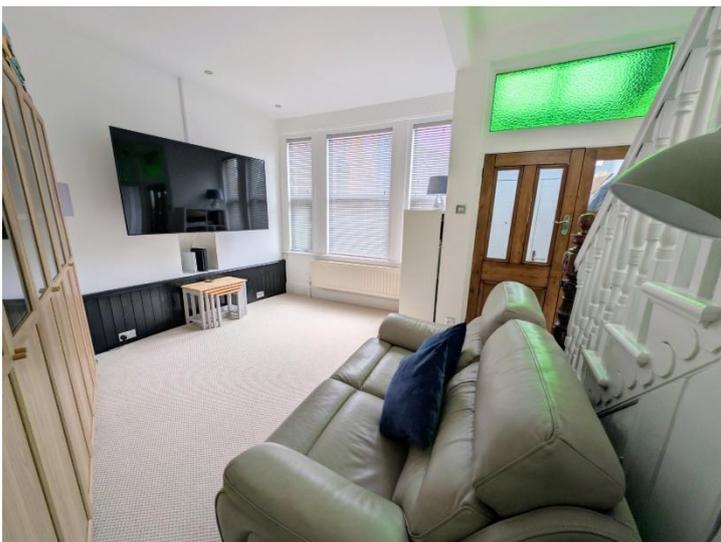
Overlooking the bedroom. A sleeping area and further storage Velux windows providing ample light.

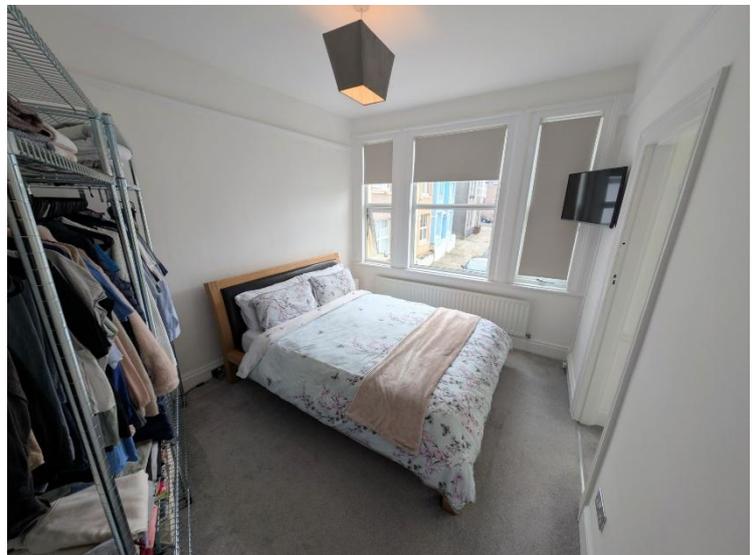
Outside

To the rear of the property and accessed via the garage is an enclosed courtyard with paved patio seating area.

Viewing Arrangements

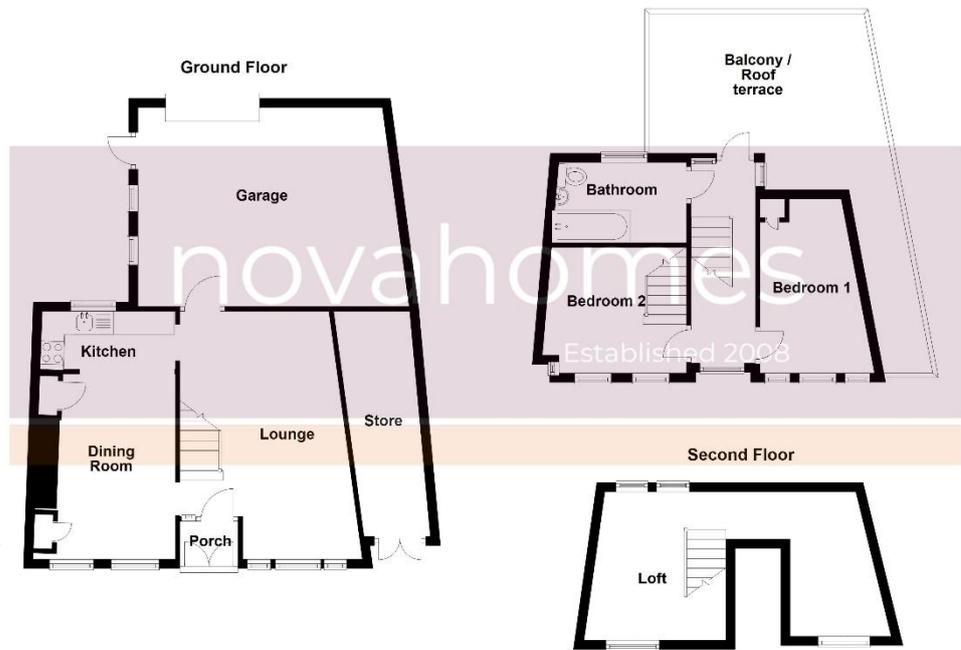
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







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.

