



Asking Price £125,000

Offered to the market with no onward chain, this spacious one-bedroom ground floor flat is situated in the central and convenient location of Cotehele Avenue, Prince Rock. Ideally placed for easy access to the city centre, nearby shops, everyday amenities and public transport links, the property will appeal to first-time buyers, investors and those seeking a well-positioned home. The accommodation is well laid out and comprises a welcoming entrance hall, a generous bay-fronted lounge to the front, a good-sized double bedroom, a modern bathroom fitted with a white suite, and a particularly impressive kitchen/dining room to the rear. The kitchen offers ample space for both cooking and dining, with direct access out to the enclosed courtyard. Outside, the property benefits from a private enclosed rear courtyard garden, providing a low-maintenance outdoor space with gated rear access. Further advantages include a lengthy lease, reasonable service charges, and the reassurance that the roof was replaced in 2022. Prince Rock remains a popular residential area thanks to its convenience for the city, nearby schooling and regular bus connections, while Plymouth station and the wider city amenities are also easily accessible.

Cotehele Avenue, Plymouth, PL4 9NG

Accommodation Comprises

Entrance Hall

Access to principal rooms.

Lounge

4.40m max into bay x 4.17m (14` 5" x 13` 8")

A bright and spacious reception room with bay window to the front, good ceiling height, attractive proportions and laminate flooring.

Bedroom

3.97m x 3.29m (13` 0" x 10` 9")

A comfortable double bedroom with window to the rear and laminate flooring.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and WC. Obscure glazed window to the side.

Kitchen/Dining Room

5.09m max x 3.33m (16` 9" max x 10` 11")

A generous and well-presented kitchen/dining space fitted with matching base and wall units, work surfaces, inset sink unit, built-in oven, hob and extractor. Wall-mounted boiler, ample room for dining, two windows allowing for good natural light, and door opening to the rear courtyard.

Outside

To the rear is an enclosed courtyard garden, designed for low maintenance and offering useful outside space with gated access.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

