



SELL • LET • MANAGE

Cotehele Avenue, Plymouth, PL4 9NG  
Offers Over £230,000 Freehold





Offers Over £230,000

# Cotehele Avenue

## Plymouth, PL4 9NG

- Mid Terraced Property
- Prince Rock Location
- Refurbished Ground Floor Flat
- Courtyard Garden
- No Onward Chain
- Two Self Contained Flats
- Spacious Accomodation
- Well Presented
- Vacant Possession
- Council Tax Band A

SUPERB INVESTMENT OPPORTUNITY HOUSE SPLIT INTO TWO APARTMENTS

DC Lane are thrilled to present to the market this mid terraced house located centrally in Prince Rock with easy access to the A38, City Centre and within walking distance of the Vue Cinema complex. What makes this property truly unique is that it has been cleverly split into two self-contained apartments, offering a superb investment opportunity for those looking to generate rental income or accommodate extended family members.

The Ground Floor Flat has recently undergone refurbishment with stripped floorboards in the principle rooms adding a touch of character and charm, creating a warm and inviting atmosphere. The spacious accommodation comprises of lounge with bay window and period fireplace, double bedroom, generous kitchen/diner with room for a dining table and chairs and bathroom with shower over the bath. A rear utility porch providing access to the courtyard garden completes the ground floor accommodation. The First Floor Flat also features stripped floorboards and comprises of lounge with period fireplace, two bedrooms (double and single) spacious kitchen/diner, utility area and bathroom. An external staircase provides access to the courtyard garden.

Whether you are looking to invest in a property with dual rental potential or seeking a home with versatility this house on Cotehele Avenue is sold as a Freehold with vacant possession and no onward chain. A viewing is highly recommended.



### Ground Floor Flat

Lounge	14'2" x 11'8" (4.33 x 3.57)
Bedroom	11'1" x 13'0" (3.40 x 3.98)
Kitchen/Diner	10'9" x 14'2" (3.30 x 4.32)
Bathroom	7'1" x 5'2" (2.18 x 1.59)

### First Floor Flat

Lounge	12'3" x 11'6" (3.75 x 3.52)
Bedroom One	11'6" x 13'2" (3.53 x 4.03)
Bedroom Two	5'2" x 7'11" (1.58 x 2.42)
Kitchen/Diner	10'9" x 10'8" (3.30 x 3.26)
Utility Area	4'10" x 8'8" (1.49 x 2.65)
Bathroom	5'10" x 8'8" (1.80 x 2.65)





## Directions

From our office head North on Mutley Plain, turning onto Greenbank Terrace. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Mainstone Avenue, turn left into Collingwood Avenue and Cotehele Avenue is the second turning on the left.

**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

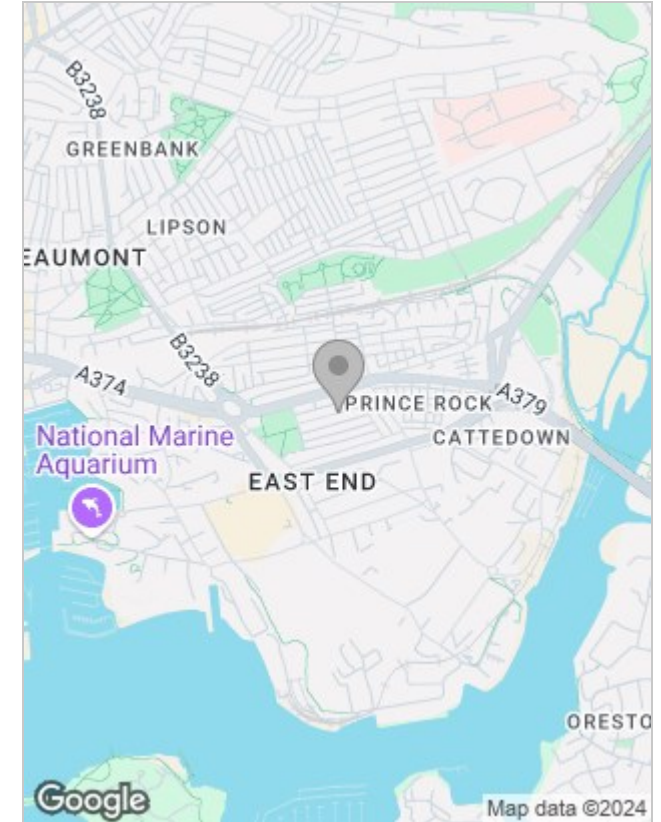


## Viewing

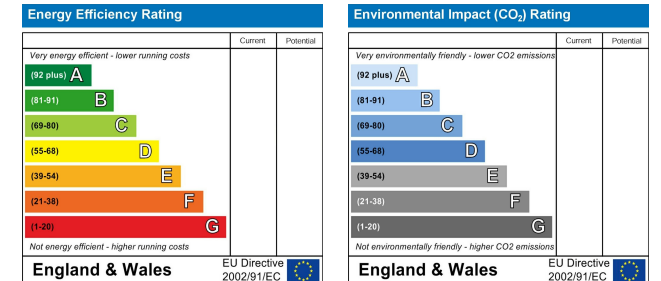
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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