

STAGS

89, Barton Avenue

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Keyham, Plymouth, PL2 1NZ

City Centre 2.3 Miles • Derriford Hospital 4.4 Miles • Newquay Airport 44.6 Miles

A charming two-bedroom Victorian home with off street parking which has been extensively and sympathetically renovated to an exceptionally standard throughout.

- Beautifully Renovated
- West Facing Courtyard
- Council Tax Band B
- High Specification Kitchen
- Off-Street Parking
- Freehold

Offers In Excess Of £200,000

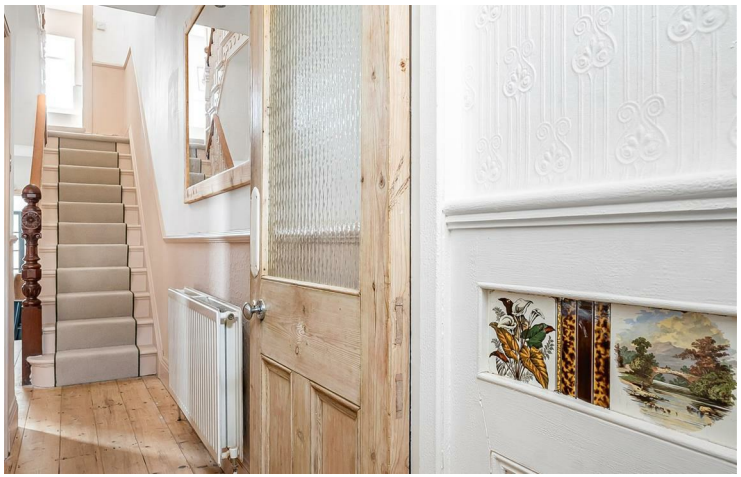
SITUATION

Situated in the popular residential area of Keyham, Plymouth, this beautifully renovated Victorian terrace enjoys a convenient location close to a range of local amenities, schooling, transport links and Devonport Dockyard. Barton Avenue sits beside Alexandra park and 'Keyham Green Places', a vibrant, multi-use community center that boasts gardens, a dedicated play area, a woodland trail, and community food-growing spaces.

DESCRIPTION

This charming two-bedroom Victorian home has been extensively and sympathetically renovated to an exceptional standard throughout, successfully blending period character with high-quality contemporary finishes. Retaining a wealth of original features, including attractive wooden floorboards, elegant cornicing and a newly installed wood-burning stove, the property offers beautifully presented accommodation. Further benefits include off-road parking, a practical utility room and useful external storage sheds, creating a home that is both stylish and functional.







ACCOMODATION

The living accommodation has been thoughtfully designed to create a sociable and spacious entertaining space, with the living room and dining room opening into one another. The living room features a bay window fitted with bespoke shutters, original wooden flooring and a newly installed wood-burning stone with Slate hearth and Oak mantle , creating a warm and inviting focal point. The adjoining dining room provides ample space for entertaining and benefits from built in cupboards around the chimney breast. The recently fitted kitchen has been finished to an exceptionally high standard, featuring quartz worktops, integrated appliances as well as a pantry cupboard and wine fridge. Beyond the kitchen is a utility with a door opening onto the rear courtyard.

Upstairs the property affords two well-proportioned bedrooms and the family bathroom. The principal bedroom spans the full width of the property and benefits from bespoke fitted shutters and bay window. The second bedroom is a good-sized double overlooking the rear courtyard and features an attractive tiled fireplace hearth. The spacious bathroom is fitted with a freestanding bath, large walk-in showered and contemporary floating vanity with counter top basin creating a luxurious and relaxing space.

OUTSIDE

To the rear of the property is a generous west-facing courtyard garden, providing excellent space for entertaining or just to sit and enjoy the sun. There are also two useful external storage rooms. An up and over garage-style door opens onto the rear service lane, giving the flexibility to utilise the courtyard as off-road parking if required. There is a small door that opens into a useful basement storage area under the property.

SERVICES

The property is supplied by mains electric, gas, water and drainage. Based on the latest data at Ofcom Ultrafast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.







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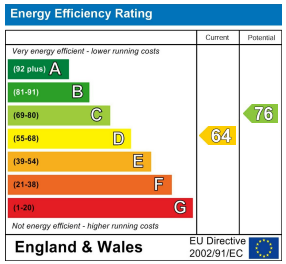


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk

01752 223933