



**Description**

A spacious and well-presented four bedroom mid terrace property conveniently situated for the facilities of both Peverell, Mutley Plain and in close proximity of the Eye Infirmary offering the clear potential for both a professional room by room lettings venture along with the opportunity to acquire an enviable family home. The property retains a wealth of character features with feature hallway and access to the basement, sitting and dining rooms with sliding panelled doors, kitchen/breakfast room to the ground floor with access to the rear courtyard garden. A split level landing, with a bedroom and bathroom, main landing giving access to three further bedrooms with the potential, subject to any requisite consents, for upwards extension into the loft space upon which interested parties must make and rely upon their own planning enquiries of Plymouth City Council planning department.



**Situated**

Beechwood Avenue is conveniently situated for local shops and facilities, along with those of Mutley Plain, Peverell and the city centre all being within easy reach, along with educational facilities catering for all age groups and public transport links.

**Ground Floor**

Entrance vestibule, hallway with concealed access to the basement, sitting room with sliding doors to the dining room, kitchen/breakfast room with access to the rear courtyard garden.

**First Floor**

Half landing with bedroom three and family bathroom. Main landing with three further bedrooms.

**Outside**

Walled frontage and enclosed rear courtyard style garden with store.

**Viewings**

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

D

**Council Tax Band**

C