

# clever



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## 12 Crescent Avenue

The Hoe, Plymouth, PL1 3AN

**Offers over £325,000**

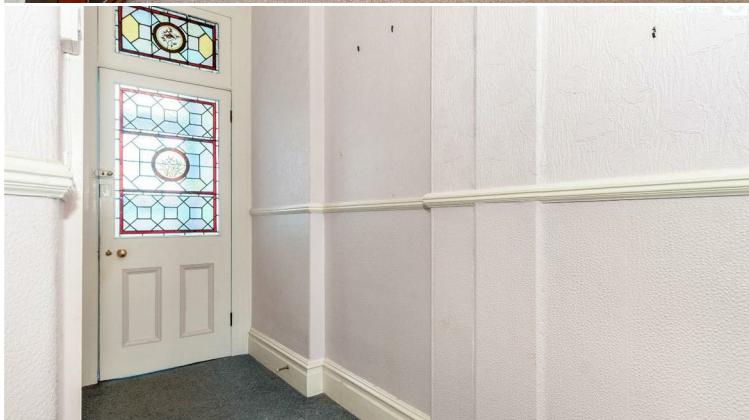


Nestled on the charming Crescent Avenue in Plymouth, this impressive mid-terrace house offers a perfect blend of modern living and period charm. The property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office.

The property features a conveniently located downstairs W/C, enhancing the practicality of daily living. The bathroom is well-appointed, ensuring comfort for all residents. The house is situated just a short stroll from the historic Barbican, where you can explore delightful shops, cafes, and the vibrant waterfront, making it an ideal location for those who appreciate the beauty of coastal living.

The imposing facade of this terraced property adds to its appeal, while the surrounding area offers a friendly community atmosphere. Whether you are looking for a family home or a property with investment potential, this residence on Crescent Avenue is sure to impress. With its modern amenities and proximity to local attractions, it presents a wonderful opportunity to enjoy the best of Plymouth living.





## Area Map

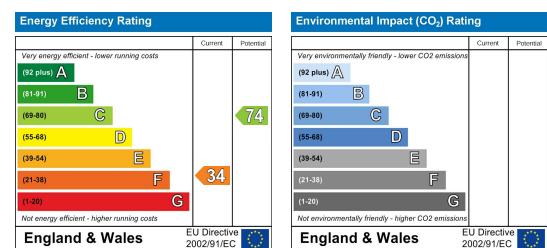


## Floor Plans



Total floor area 179.2 sq.m. (1,929 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They are provided for your general information only and they do not form part of any agreement. No liability is taken for any error, omission or measurement. A party must rely upon its own inspection(s). Powered by [www.totallagent.com](http://www.totallagent.com)

## Energy Efficiency Graph



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