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LANE

SELL • LET • MANAGE

8 Smallack Close, Plymouth, PL6 5EN
£230,000

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£230,000

8 Smallack Close

Plymouth, PL6 5EN

- Off Road Parking
- Scope to Improve
- Exclusive Location
- Garden
- Double Glazing
- Garage
- Cul-De-Sac
- Family Home
- Gas Central Heating
- EPC TBC

Tucked away in a rather exclusive corner of Crownhill, this house has been in the same ownership for years, and is now ready for its new family.

In need of a degree of modernisation, this light and airy, larger than average semi comprises briefly of a lounge, kitchen diner, utility room with downstairs w.c, three good sized bedrooms to the first floor, and a shower room. Externally there is a long, wide driveway, plenty of room for at least three vehicles, and a garage with electric door. A mobility lift is currently in situ, though can be removed according to a new owners requirements. To the rear is an enclosed South-Easterly facing garden, mostly laid to lawn, with a large flower bed.

Within close proximity of Crownhill high street, which offers a local post office, co-op, pub, restaurants and independent retailers, as well as Crownhill and Knowle House doctors surgeries. There are easy bus routes into the City Centre and out to Derriford Hospital, with Dartmoor National Park a short drive away.

This house has potential to be a fantastic home for a family for years to come, an early viewing is strongly advised.



Ground Floor

Lounge	12'4" x 16'11" (3.78 x 5.16)
Kitchen	12'4" x 9'8" (3.78 x 2.96)
Utility Room	6'1" x 6'2" (1.86 x 1.90)

First Floor

Bedroom One	10'3" x 13'6" (3.13 x 4.12)
Bedroom Two	10'3" x 13'1" (3.13 x 4.00)
Bedroom Three	8'2" x 9'11" (2.51 x 3.04)
Wet Room	8'2" x 6'2" (2.51 x 1.90)





Directions

From the A38 take the exit for Tavistock and join the A386 North Bound. The Right turning onto Charlton Road is temporarily closed, so follow signs to Derriford Business Park, using the Roundabout to come back South Bound on the A386. Turn Left onto Charlton Road, Right onto Grosvenor Road, Right onto Smallack Drive and Right again onto Smallack Close.





