







SELL • LET • MANAGE

10 Conway Gardens, Plymouth, PL2 2RT

Asking price £225,000

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# 10 Conway Gardens

Plymouth, PL2 2RT

- VIDEO VIEWING AVAILABLE
- 3 Bedrooms
- Far Reaching Views
- Scope For Improvement
- Off Road Parking
- Semi Detached House
- South Facing Garden
- Quiet Cul-de-Sac
- Gas Central Heating
- Garage

DC Lane are delighted to bring to the market for the first time this three bedroom semi-detached house occupying a wonderful setting within Conway Gardens.

On a quiet cul-de-sac in the much sought after residential location of Beacon Park, close to local schools and amenities, the property benefits from a large fully enclosed south facing garden to the rear, parking for three cars and a garage to the side. There are expansive views out to Dartmoor from the front elevation.

The property briefly comprises of an entrance porch, hallway with under-stairs storage, two reception rooms with sliding partition doors and the original kitchen. To the first floor there are two double bedrooms, a good sized single and a large shower room. The property is mainly double glazed and gas central heating.

Having remained in the same ownership for many decades, the house has been well loved but it is now time for another family to make it their home.



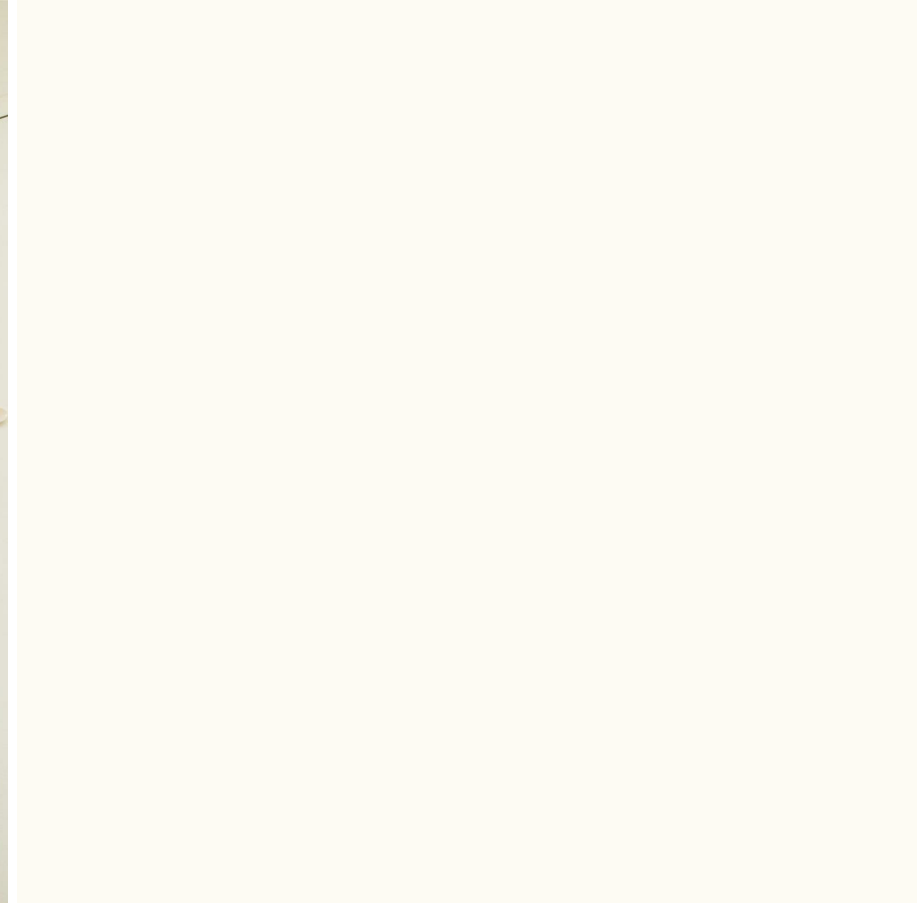
## Ground Floor

Living Room	12'2" x 13'11" (3.72 x 4.26)
Dining Room	9'3" x 9'3" (2.82 x 2.82)
Kitchen	9'2" x 9'3" (2.80 x 2.82)

## First Floor

Bedroom One	11'4" x 11'6" (3.47 x 3.53)
Bedroom Two	11'4" x 11'7" (3.47 x 3.55)
Bedroom Three	7'0" x 8'6" (2.15 x 2.61)
Shower Room	7'0" x 6'11" (2.15 x 2.12)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Weston Park Rd in Peverell and follow on to Ham Drive to Conway Gardens (1.4 mi)





## Floor Plans

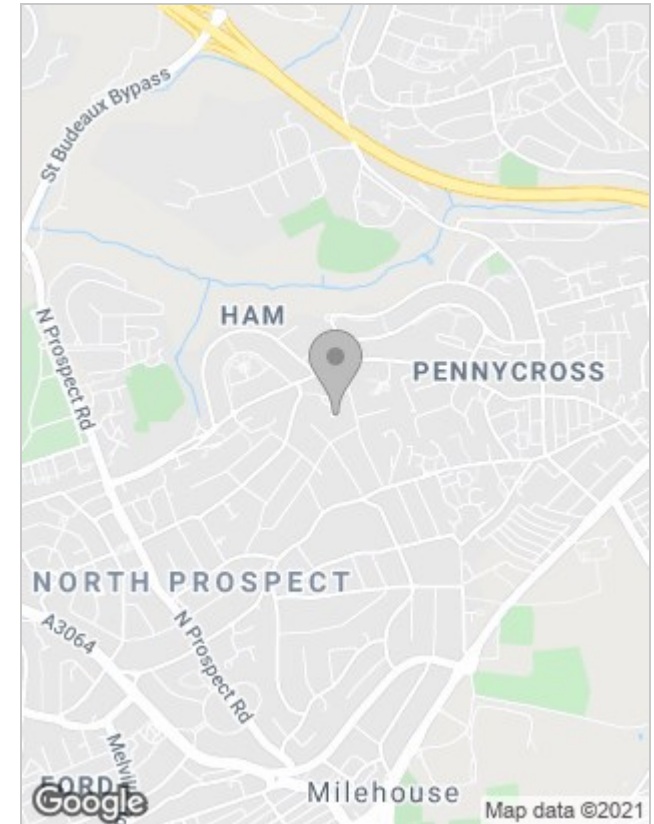


## Viewing

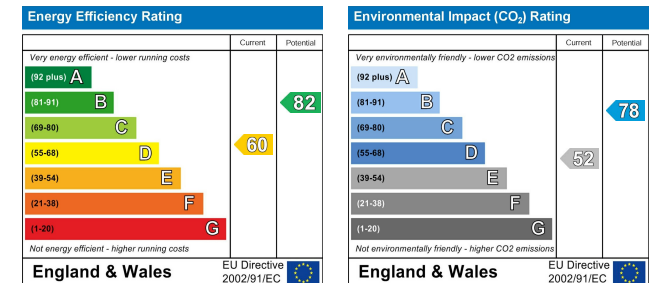
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk