







**DC**  
LANE

SELL • LET • MANAGE

74 Neath Road, Plymouth, PL4 8TG  
£240,000

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£240,000

# 74 Neath Road

Plymouth, PL4 8TG

- Newly Renovated
- Off Road Parking
- Kitchen and Utility
- No Chain
- GCH & uPVC Double Glazing
- 4 Bedrooms
- 2 Reception Rooms
- Original Features
- Integrated Kitchen
- EPC D-63

DC Lane are delighted to present to the market this beautifully renovated four bedroom house in the popular residential area of St. Jude's. Close to the City Centre, local amenities and easy transport links to the A38 Expressway. The beautiful period features are highlighted with sanded floorboards, off set by the modern integrated kitchen, separate utility and stylish bathroom. This residence must be seen to be fully appreciated. An early viewing is highly recommended.



## Ground Floor

Living Room	12'11" x 12'6" (3.94 x 3.82)
Dining Room	12'5" x 10'7" (3.81 x 3.23)
Kitchen	11'2" x 10'9" (3.42 x 3.3)

## Lower Ground Floor

Study/Bedroom 4	12'4" x 10'1" (3.76 x 3.08)
Utility Room	11'2" x 10'9" (3.42 x 3.3)

## First Floor

Bedroom 1	12'10" x 11'2" (3.93 x 3.41)
Bathroom	8'9" x 5'2" (2.69 x 1.6)
Bedroom 2	12'5" x 10'5" (3.81 x 3.2)
W.C.	5'9" x 2'9" (1.76 x 0.84)
Bedroom 3	10'9" x 8'1" (3.3 x 2.48)



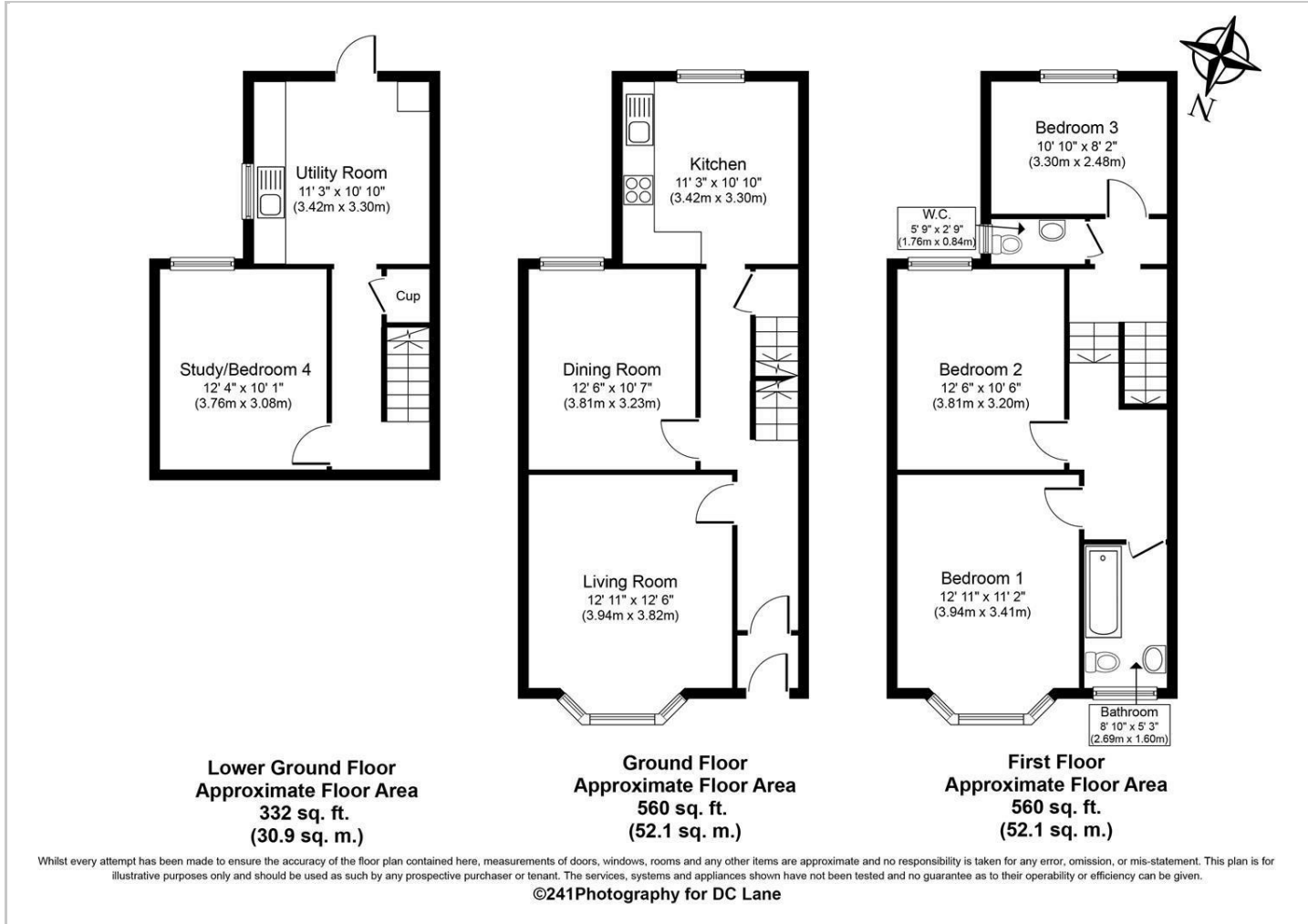
## Directions

From the A38 take the A374 into Plymouth, turning right onto Lanhydrock Road. Right onto Farington Road, then left onto Neath Road.





## Floor Plans

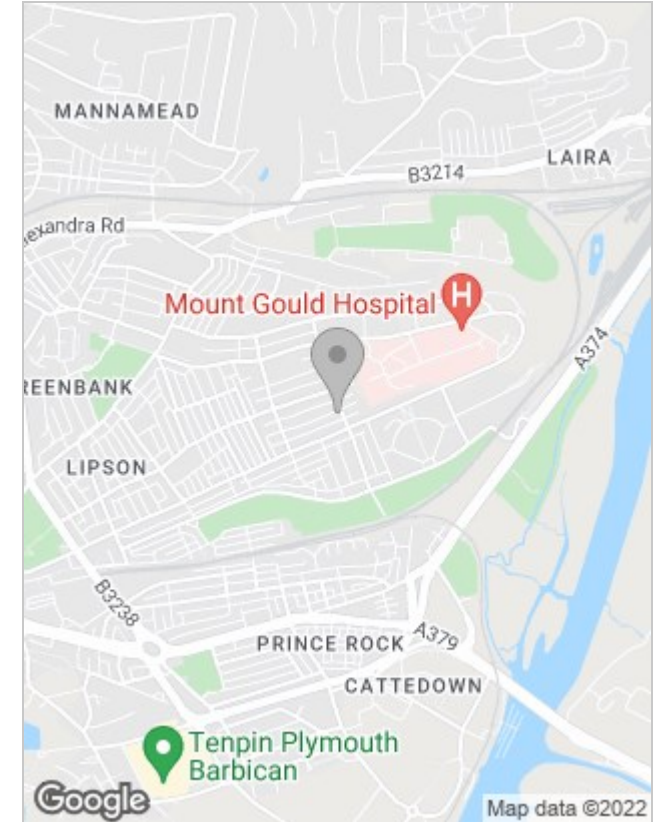


## Viewing

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

