



DC  
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3 Dale Gardens, Plymouth, PL4 6PY

£215,000

 3  1  2  C



£215,000

# 3 Dale Gardens

Plymouth, PL4 6PY

- Mid Terraced Family Home
- Large Garage
- Well Presented
- Gas Central Heating
- No Onward Chain
- Three Bedrooms
- Central Residential Location
- Living & Dining Room
- Enclosed Courtyard Garden
- EPC Grade C

DC Lane are delighted to bring to the market this mid terrace three bedroom home in a great central location and within a short walk of the railway station, University, city centre and just moments from Central Park.

The well presented accommodation comprises of entrance hall, living room opening to dining room, kitchen and further kitchen area with door leading to the garden. Stairs rise to the first floor offering two double bedrooms, further single bedroom, family bathroom and separate w/c.

To the outside of the property is a low maintenance rear courtyard leading to an impressive large garage with power and light. This well maintained property also benefits from gas central heating, double glazing, fairly recent new roof and last year the house was rewired and externally painted.

We believe this property lends itself to a wide audience including first time buyers looking for well-proportioned and spacious accommodation or investors wanting to take advantage of such a popular location.

This lovely home is being sold with no onward chain and immediately available for viewings.



## Ground Floor

Living Room 10'8" x 12'5" (3.27 x 3.80)

Dining Room 9'10" x 12'5" (3.01 x 3.81)

Kitchen 6'4" x 9'6" (1.95 x 2.90)

Rear Lobby 5'9" x 3'0" (1.77 x 0.93)

## First Floor

Bedroom One 9'6" x 12'5" (2.92 x 3.81)

Bedroom Two 7'10" x 12'6" (2.41 x 3.82)

Bedroom Three 7'11" x 5'10" (2.42 x 1.78)

Bathroom 5'3" x 6'10" (1.62 x 2.10)

W/C 2'9" x 3'5" (0.84 x 1.06)

External

Garage 17'1" x 11'5" (5.21 x 3.48)



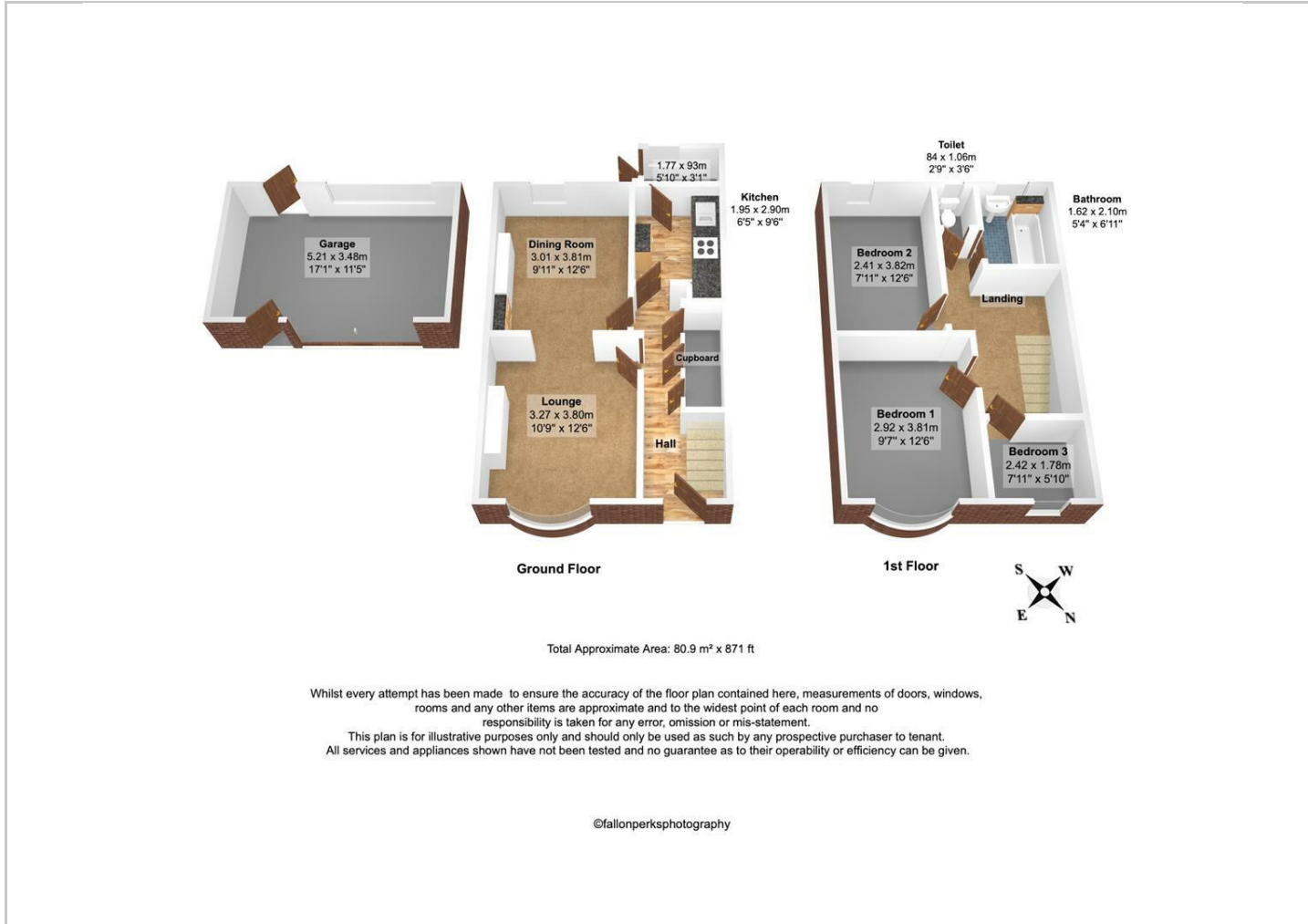
## Directions

Heading South on Mutley Plain, turn right into Ford Park Road. You will find Dale Gardens approximately 400 meters on the left and the property can be found on the right hand side.

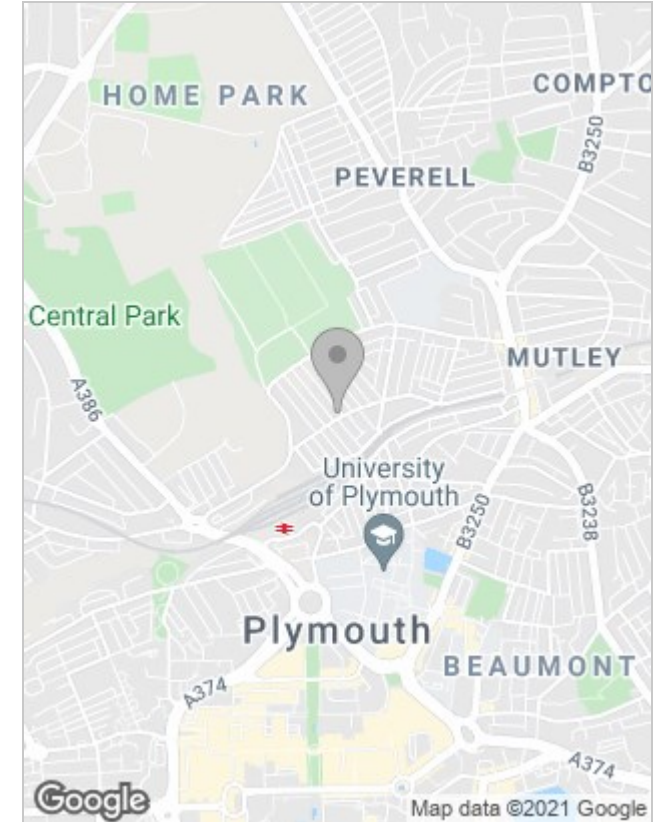




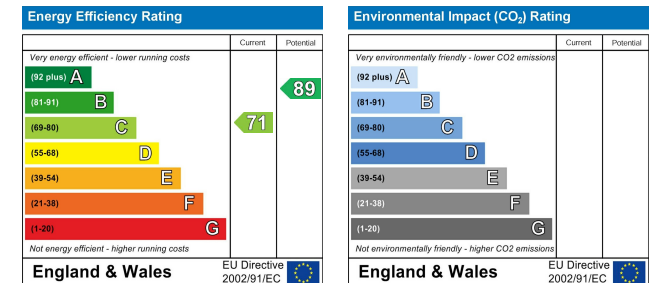
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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