



**DC**  
LANE

SELL • LET • MANAGE

Greenwood Park Road, Plymouth, PL7 2WE  
£260,000 Freehold

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£260,000

# Greenwood Park Road

Plymouth, PL7 2WE

- Semi Detached House
- Popular Plympton Location
- Garage
- Driveway for 2 Cars
- Local Parade of Shops
- Three Bedrooms
- Immaculately Presented
- Delightful Rear Garden
- Excellent School Catchment Area
- No Onward Chain

DC Lane are delighted to present this immaculately presented semi detached house set in the highly sought after location of Chaddlewood, within easy access to Plympton shopping parade with a good selection of facilities and amenities, excellent schools and easy reach of the A38.

Offering ideal family living space, this lovely property comprises of entrance hallway, a light and airy living/dining room, stunning modern kitchen with an abundance of units and cloakroom/wc. Stairs rise to the first floor with three bedrooms and a well appointed bathroom with shower over. Door leads to the private low maintenance rear garden mainly laid to lawn with gate access to the side of the property. External attributes also include a garage and driveway that can accommodate two cars.

With natural light flooding the property throughout and far reaching views of the area from all front aspects, a viewing is highly recommended. A delightful home in an enviable location with the added benefit of no onward chain.



## Ground Floor

Lounge/Diner 10'10" x 16'11" (3.32 x 5.18)

Kitchen 7'2" x 9'6" (2.20 x 2.90)

## Cloakroom/wc

## First Floor

Bedroom One 10'8" x 12'11" (3.26 x 3.94)

Bedroom Two 9'4" x 9'6" (2.86 x 2.90)

Bedroom Three 11'6" x 5'11" (3.52 x 1.82)

Bathroom 11'6" x 5'1" (3.52 x 1.57)

## External

Garage 17'0" x 8'11" (5.20 x 2.72)



## Directions

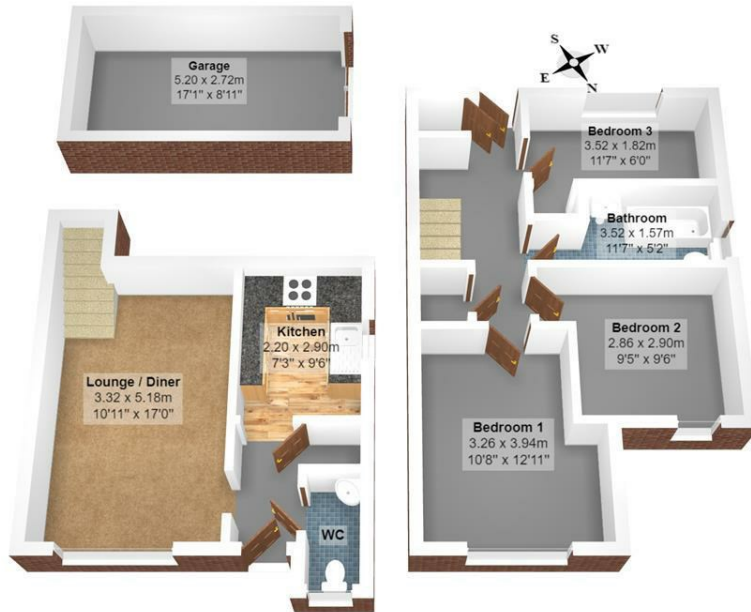
At Marsh Mills roundabout take the exit onto the A38 slip road to Devon Expy/A38 and continue for 2.6 mi. Take the B3416 exit towards Plympton and Turn left onto B3416. At the roundabout, continue straight onto Steer Park Rd Go through 1 roundabout and continue for 0.4 mi. At the roundabout, take the 1st exit onto Greenwood Park Rd and after 0.2 mi the property can be found on the left.

**Council Tax Band:**





## Floor Plans



Total Approximate Area - 75.9 m<sup>2</sup> - 817 ft<sup>2</sup> (excluding garage)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

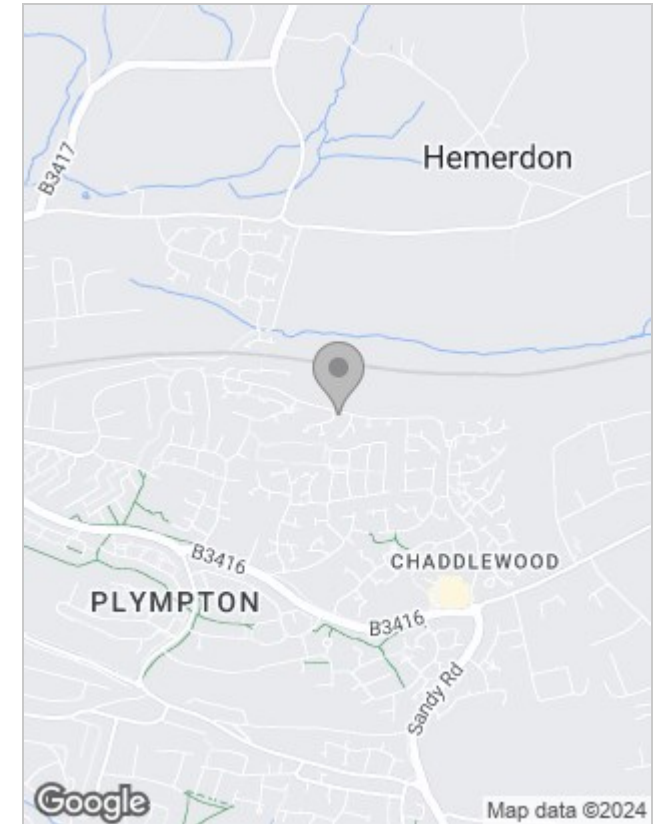
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## Viewing

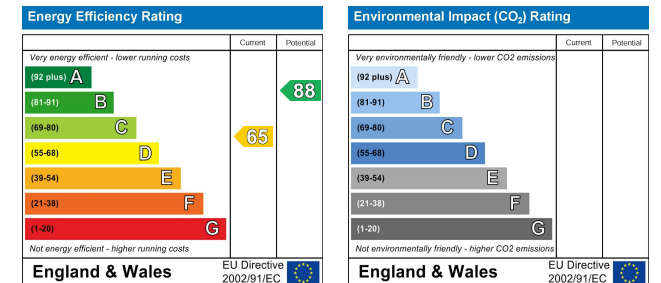
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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