



SELL • LET • MANAGE

Wesley Place, Plymouth, PL3 4RF  
Offers In Excess Of £185,000 Freehold

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Offers In Excess Of £185,000

# Wesley Place

Plymouth, PL3 4RF

- Mid Terraced Cottage
- Two Double Bedrooms
- Well Presented
- Lounge & Dining Room
- No Onward Chain
- Peverell Location
- Enclosed Decked Garden
- Gas Central Heating
- Ideal FTB/Buy To Let
- Council Tax Band B

DC Lane are delighted to present a lovely mid terraced cottage located within the highly sought after area of Peverell and within easy reach of excellent schooling, local amenities, City Centre and A38.

Located on a no through road the accommodation comprises of hallway, living room opening into a dining room, kitchen with garden access and bathroom with shower over bath, Stairs rise to the first floor with two bedrooms one large double bedroom and a smaller double bedroom. Externally there is a secluded low maintenance rear decked garden a lovely spot for relaxation or entertaining.

We believe this superb property lends itself to a wide audience including first time buyers looking for a charming first home or investors wanting to take advantage of such a popular location and an excellent yield. With no onward chain a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge 8'8" x 11'9" (2.66 x 3.60)

Dining Room 10'6" x 11'4" (3.22 x 3.47)

Kitchen 8'0" x 9'3" (2.45 x 2.82)

Bathroom 5'7" x 5'10" (1.72 x 1.78)

## First Floor

Bedroom One 14'1" x 11'4" (4.30 x 3.47)

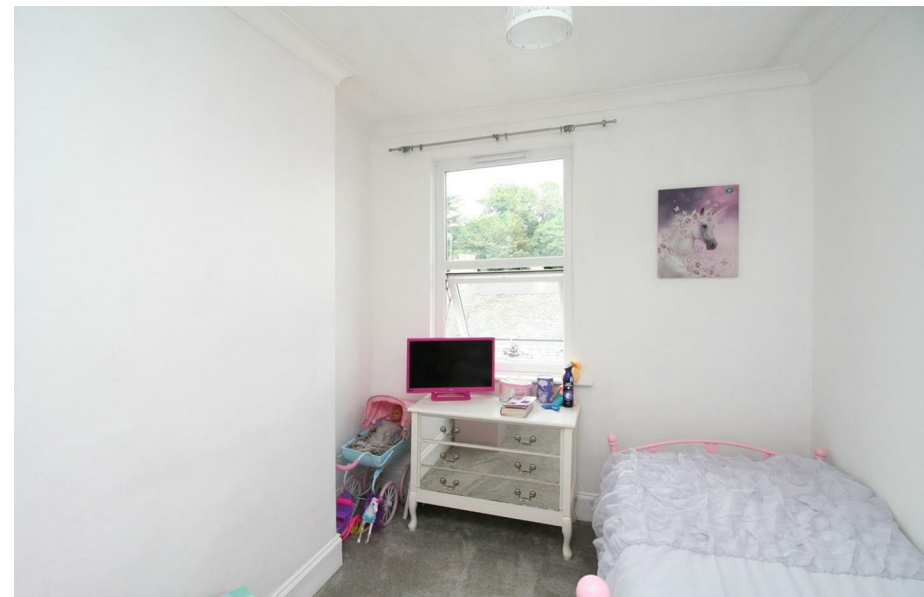
Bedroom Two 8'7" x 11'9" (2.62 x 3.60)



## Directions

From Mutley Plain take Hyde Park Rd and after the shopping parade turn right into Wesley Place, the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

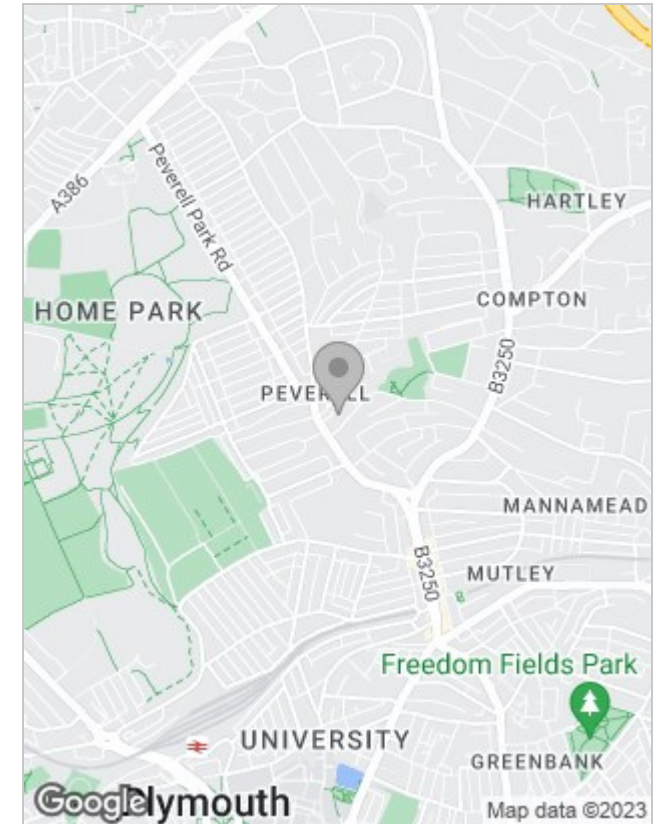


## Viewing

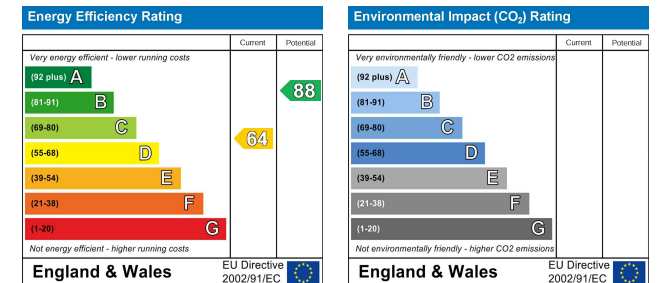
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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