



SELL • LET • MANAGE

Wall Street, Plymouth, PL1 4FA  
Asking Price £270,000 Freehold

 4  2  1  B



# Wall Street

Plymouth, PL1 4FA

- Modern Town House
- Devonport Location
- Master En Suite Shower Room
- Deceptively Spacious
- Allocated Parking For Two Cars
- Arranged Over Three Storeys
- Four Bedrooms
- Generous Rear Garden
- Popular Regeneration Area
- Council Tax Band C

DC Lane are proud to introduce to the market this impressive modern town house located within the increasingly popular regenerated area of Devonport within walking distance to the City Centre and the maritime attractions that Plymouth has to offer.

Offering ideal family living and entertaining space, this superb property has well proportioned accommodation and is arranged over three storeys. The entrance hallway with cloakroom/wc and utility cupboard leads through to a bright and spacious lounge which afford views over the rear garden accessed via the French style double doors. The kitchen has remodelled cabinetry in a stylish navy and space for dining table and chairs, hard wearing luxury vinyl flooring features throughout the ground floor. To the first floor there are two double bedrooms both with built in wardrobes and a single, an ideal home working space or nursery, serviced by a modern bathroom with shower over the bath. Stairs rise to the second floor where the generous master bedroom boasts views of the area from the velux window and a master en suite shower room with storage cupboard.

Externally the rear garden is one of the largest on the development and is mainly laid to lawn with with paved areas, a wonderful space for relaxation and entertainment. The timber storage shed or studio is perfect for bikes and garden furniture or a hobby space and pedestrian gated access leads to the front of the property. There are also two allocated parking spaces one over sized.

We believe this splendid property lends itself to families looking for a well-proportioned family home and a viewing is highly recommended.

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## Ground Floor

Lounge 16'9" x 10'4" (5.11 x 3.15)

Kitchen/Dining Room 9'4" x 16'1" (2.85 x 4.91)

## Cloakroom/WC

## First Floor

Bedroom Two 8'8" x 13'5" (2.66 x 4.11)

Bedroom Three 8'8" x 12'11" (2.66 x 3.95)

Bedroom Four 7'6" x 7'8" (2.29 x 2.34)

Family Bathroom 7'6" x 5'11" (2.29 x 1.82)

## Second Floor

Bedroom One 11'3" x 20'0" (3.43 x 6.11)

Master En Suite 7'8" x 9'6" (2.34 x 2.90)





## Directions

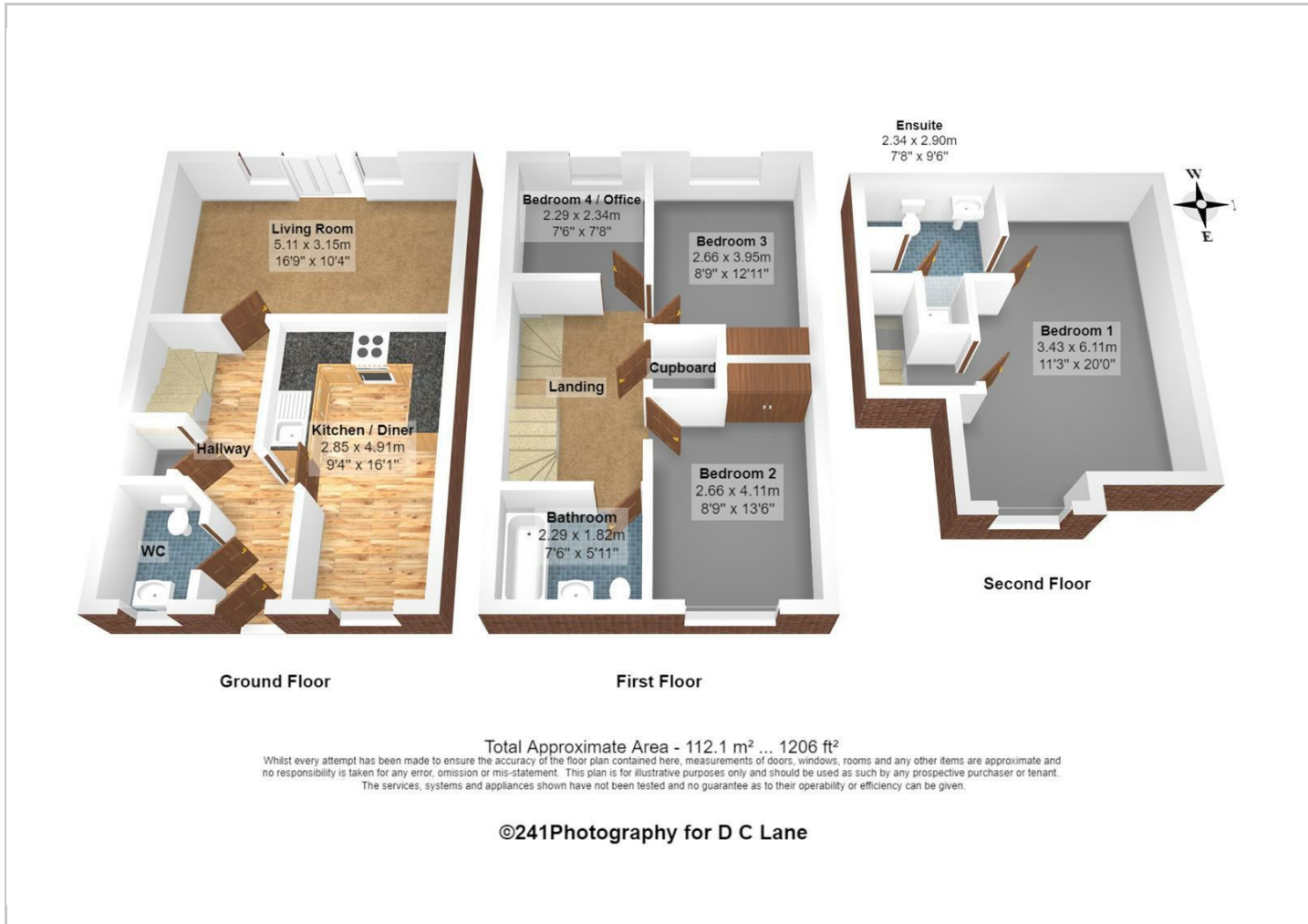
From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road for 0.4 mi and continue straight onto Fore Street for 0.3 mi. Turn left onto Mildren Way Head south on Mildren Way towards Wall St 226 ft Turn right onto Wall St and the property can be found on the left.

**Council Tax Band: C**





## Floor Plans

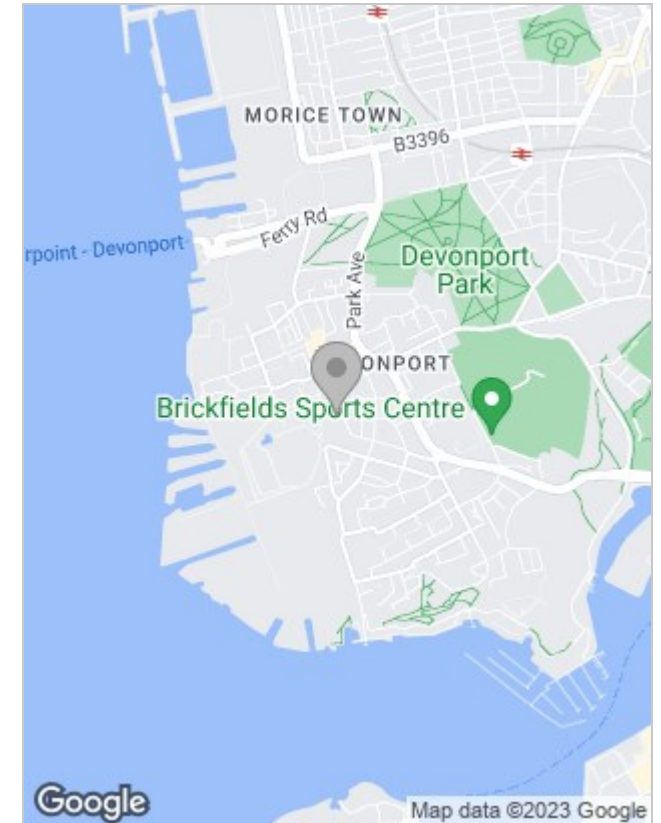


## Viewing

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

