

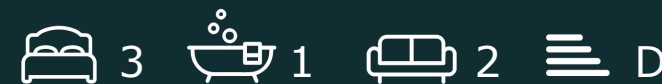
DC  
LANE

SELL • LET • MANAGE



Saltash Road, Plymouth, PL2 2DQ

Offers Over £240,000 Freehold





Offers Over £240,000

# Saltash Road

Plymouth, PL2 2DQ

- Semi Detached Family Home
- Two Reception Rooms
- Low Maintenance Garden
- Garage with Inspection Pit
- No Onward Chain
- Three Bedrooms
- Spacious Accommodation
- Basement Rooms
- Driveway
- Council Tax Band B

DC Lane are extremely proud to introduce to the market this impressive semi detached house located in the popular residential area of Keyham, close to Devonport Dockyard and within easy access to the City Centre, A38 and all major routes.

Offering ideal family living and entertaining space this superb property is well presented and boasts generous accommodation throughout. Entry into a double glazed porch leads into the welcoming hallway with understairs cupboards and rear garden access. The lounge has a feature fireplace with gas fire and pocket doors open into the dining room. Large pieces of furniture can easily be accommodated within these two reception rooms. Opening into the well appointed fitted kitchen there are integrated appliances and space for dishwasher. Garden facing elevated views of the local area can be enjoyed from the rear aspect. Stairs rise to the first floor with two rather generous bedrooms, large single bedroom and spacious bathroom with corner bath and shower cubicle.

Externally the garage with up and over door features an inspection pit and electric with side pedestrian access. A short flight of steps lead down to the low maintenance paved garden ideal for alfresco dining and access leads into a basement that spans the property footprint separated into two rooms that could be utilised for storage, home gym or entertainment area. Currently used as a utility room the possibilities are endless for this full head height space, the original internal steps to the ground floor still exist and could be incorporated within the main house. There is pedestrian access to the front of the property with a driveway providing ample parking for a few cars.

With no onward chain, we believe this splendid property is attractive to families, due to the generous accommodation flexible basement area. With natural light flooding the property throughout this is arguably one not to miss and a viewing is highly recommended.



## Ground Floor

Lounge 13'3" x 15'6" (4.04 x 4.74)

Kitchen/Diner 19'2" x 12'9" (5.86 x 3.90)

## First Floor

Bedroom One 11'6" x 15'6" (3.52 x 4.74)

Bedroom Two 11'6" x 12'9" (3.52 x 3.90)

Bedroom Three 7'0" x 7'7" (2.14 x 2.33)

Bathroom 7'0" x 8'5" (2.14 x 2.58)

## Lower Ground Floor

Basement Room 1 19'2" x 15'6" (5.86 x 4.74)

Basement Room 2 19'2" x 12'9" (5.86 x 3.90)

External

Garage 8'10" x 15'3" (2.70 x 4.65)



## Directions

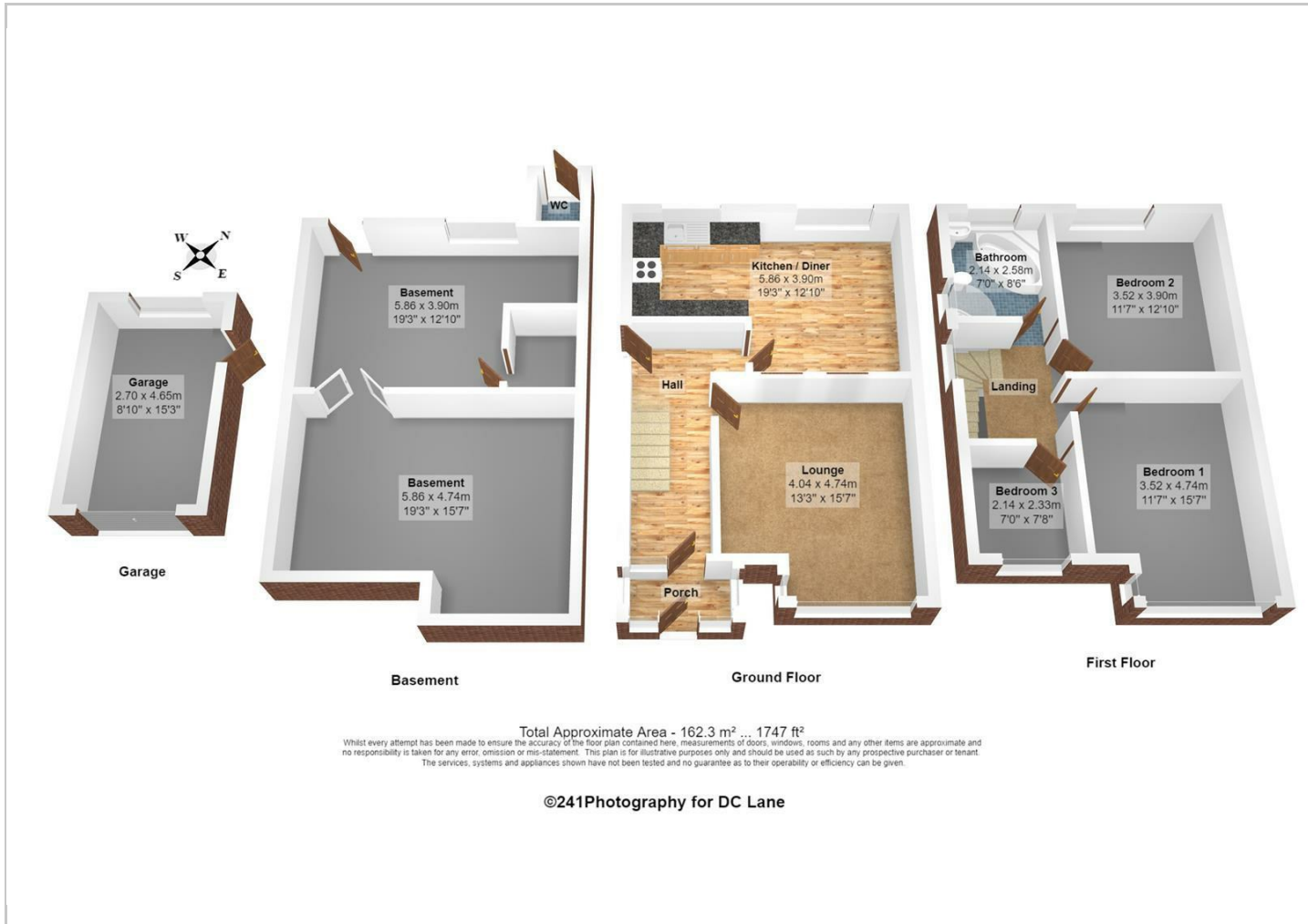
From DC Lane office Head west on Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 Continue to follow A3064 0.2 mi At the roundabout, take the 2nd exit onto Wolseley Rd/A3064 0.8 mi Turn left onto Saltash Rd/B3396 0.3 mi and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

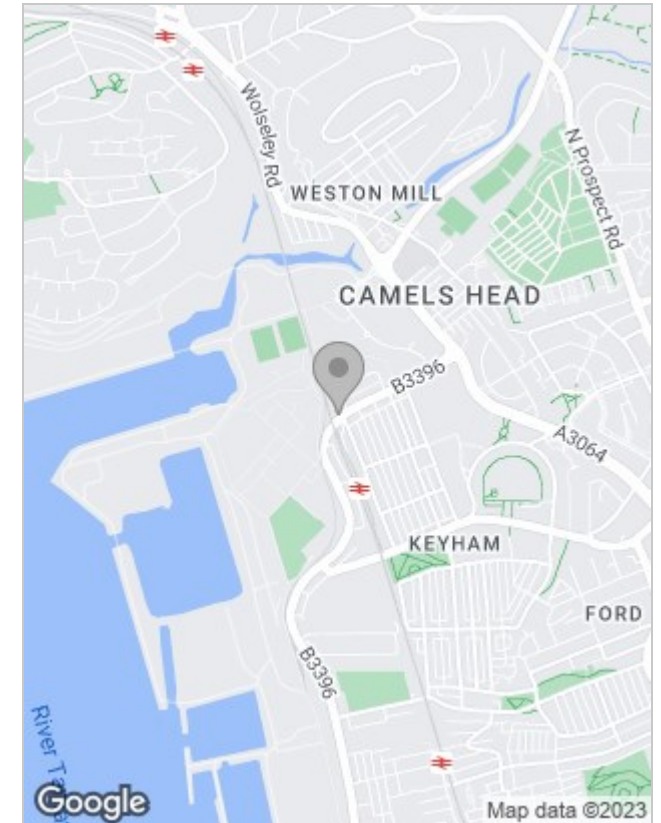


## Viewing

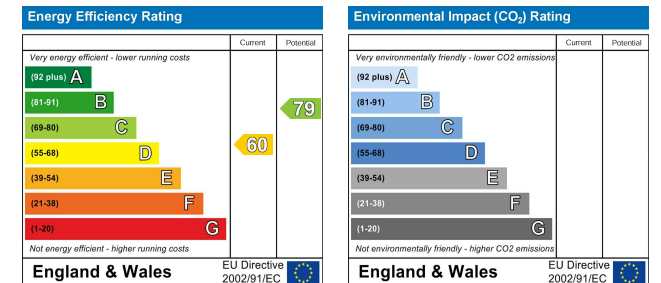
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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