



**DC**  
LANE

SELL • LET • MANAGE

Molesworth Road, Plymouth, PL3 4AQ  
£2,100 Per Month

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£2,100 Per Month

# Molesworth Road

Plymouth, PL3 4AQ

- Imposing Georgian Villa
- Short or Long Let Available
- Popular Stoke Location
- Three Reception Rooms
- Available January
- Five Bedrooms
- Unfurnished
- Generous Mature Gardens
- Two Bathrooms
- Council Tax Band E

DC Lane are thrilled to showcase this magnificent Georgian residence in the highly sought after 'Stoke Damerell Conservation Area' within strolling distance to fashionable Stoke Village, walking distance to the City Centre and with easy access to the A38 and major routes.

This impressive villa offers spacious understated elegance and a wealth of character features which include period fireplaces, full height window shutters and ornate ceilings. Level access welcomes you into the grand hallway leading into two splendid reception rooms linked by connecting doors, with the rear reception featuring french doors opening to the garden., A breakfast room leads to the delightful kitchen with an abundance of cabinets and further garden access. Bedroom/Study and cloakroom complete the ground floor accommodation. Stairs rise to the first floor with five double bedrooms, bathroom and ensuite bathroom leading to a utility room, cleverly positioned on this floor. There is also further garden access from this level. Externally the superb garden bordered by stone walls has a generous patio ideal for alfresco dining leading to a lovely lawned area full of fruit trees and mature bushes.

Available January for short or long let. Unfurnished



## Ground Floor

Lounge	15'9" x 21'7" (4.82 x 6.60)
Dining Room	15'9" x 16'4" (4.82 x 4.98)
Bedroom/Study	11'3" x 16'4" (3.43 x 4.98)
Breakfast Room	14'7" x 12'6" (4.47 x 3.82)
Kitchen	14'7" x 9'9" (4.47 x 2.98)

## First Floor

Bedroom One	15'9" x 21'7" (4.82 x 6.60)
Bedroom Two	15'9" x 16'7" (4.82 x 5.08)
Bedroom Three	14'7" x 12'4" (4.47 x 3.76)
Bedroom Four	10'11" x 10'0" (3.34 x 3.05)
Bedroom Five	10'11" x 7'7" (3.34 x 2.33)
Bathroom	9'2" x 5'6" (2.80 x 1.70)





En Suite

9'8" x 9'11" (2.97 x 3.04)

Utility Room

8'10" x 9'11" (2.70 x 3.04)

### Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Continue along Wilton Street through the traffic lights and turn right onto Molesworth Road for 0.4 mi and the property can be found on the right.

**Council Tax Band: E**





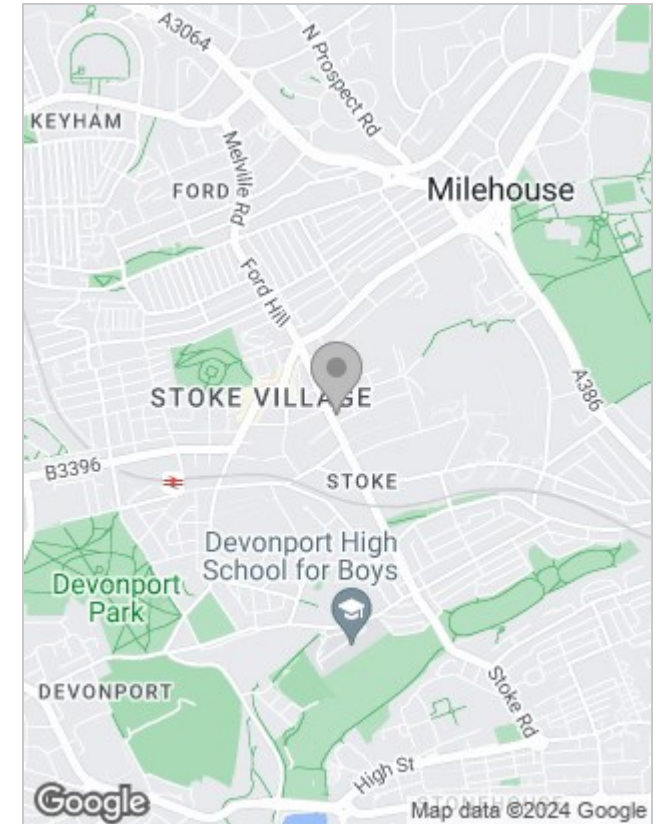




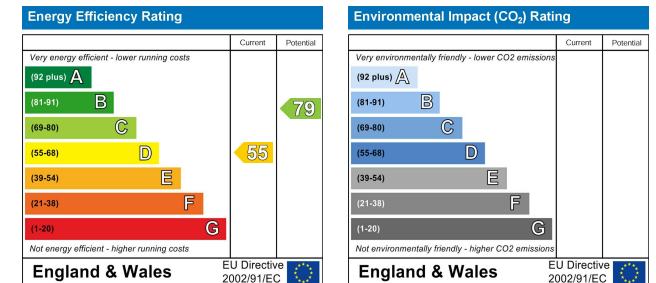
## Floor Plans



## 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