



**DC**  
LANE  
SELL • LET • MANAGE

West Park Drive, Plymouth, PL7 2GZ  
£225,000 Freehold

2 1 1 D



£225,000

# West Park Drive

Plymouth, PL7 2GZ

- Semi Detached House
- Plympton Location
- Spacious Accommodation
- Driveway Two Cars
- Ideal First Time Buy
- Two Double Bedrooms
- Beautifully Presented
- Kitchen/Diner
- Low Maintenance Rear Garden
- Council Tax Band B

DC Lane are delighted to present this beautifully 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 room with wall mounted electric fire and understairs storage cupboard leading through part glazed door into a kitchen/diner with an abundance of cabinets, space for table and chairs and french doors opening to the rear garden. Stairs rise to the first floor with the master bedroom featuring on trend panelled wall and walk in storage cupboard. There is a further double bedroom serviced by a well appointed bathroom with shower over the bath.

The private low maintenance rear garden is enclosed by timber panelling and there are two external sheds one with electric servicing a tumble drier. Double gated access to the side of the property opens onto the driveway that can accommodate two cars.

With natural light flooding the property throughout, this tastefully presented property would make an ideal first time buy. A viewing is highly recommended, a delightful home in an enviable location.



## Ground Floor

Lounge 10'6" x 14'2" (3.21 x 4.33)

Kitchen/Diner 13'1",55'9" x 7'3" (4,17 x 2.23)

## First Floor

Bedroom One 10'5" x 11'1" (3.20 x 3.40)

Bedroom Two 7'4" x 10'4" (2.26 x 3.16)

Bathroom 5'8" x 5'6" (1.75 x 1.68)





## Directions

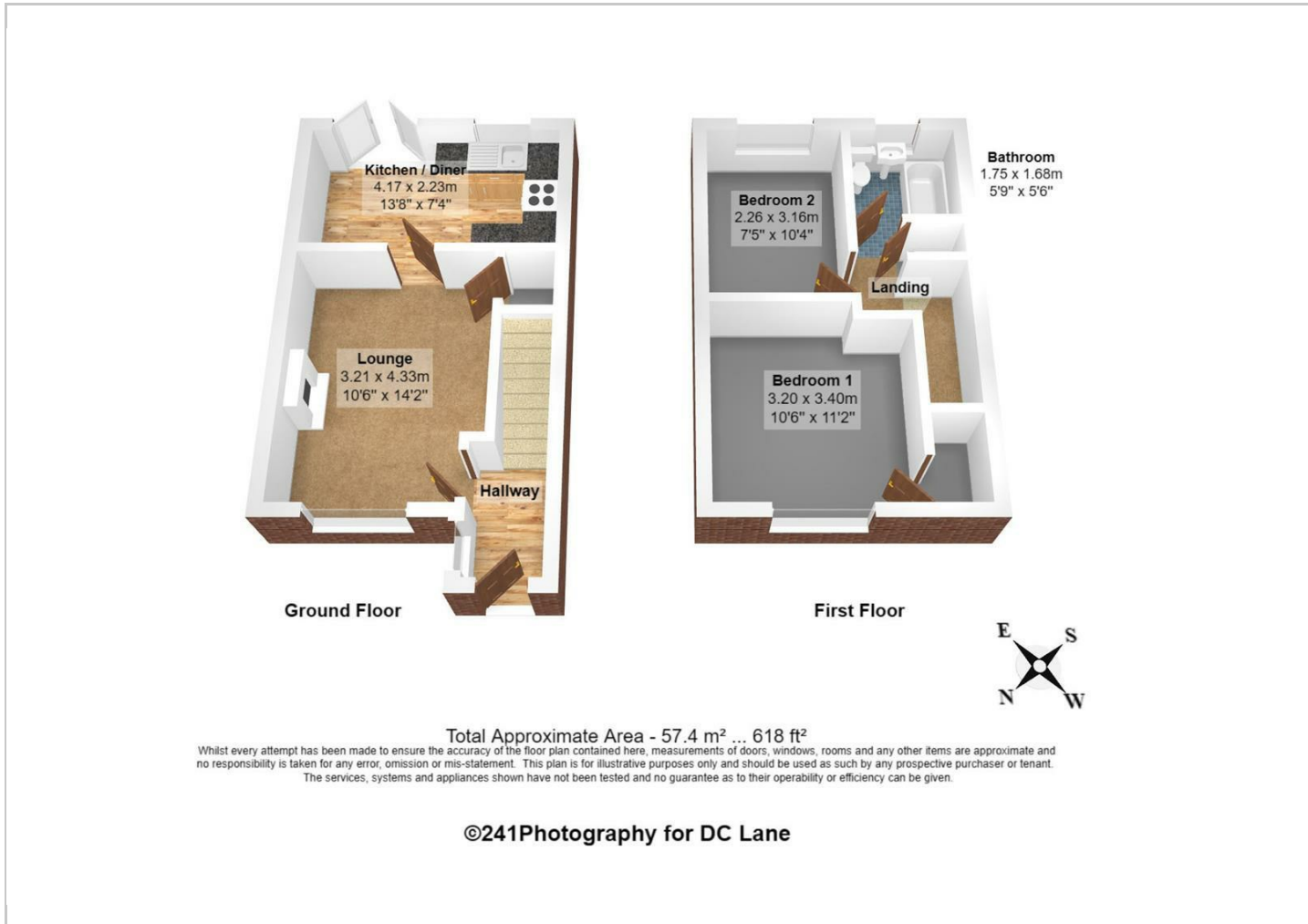
At Marsh Mills roundabout take the exit onto the A38 slip road to Devon Expy/A38 and continue for 2.6 mi. Take the B3416 exit towards Plympton and Turn left onto B3416. At the roundabout, continue straight onto Steer Park Rd. Turn right onto West Park Drive and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

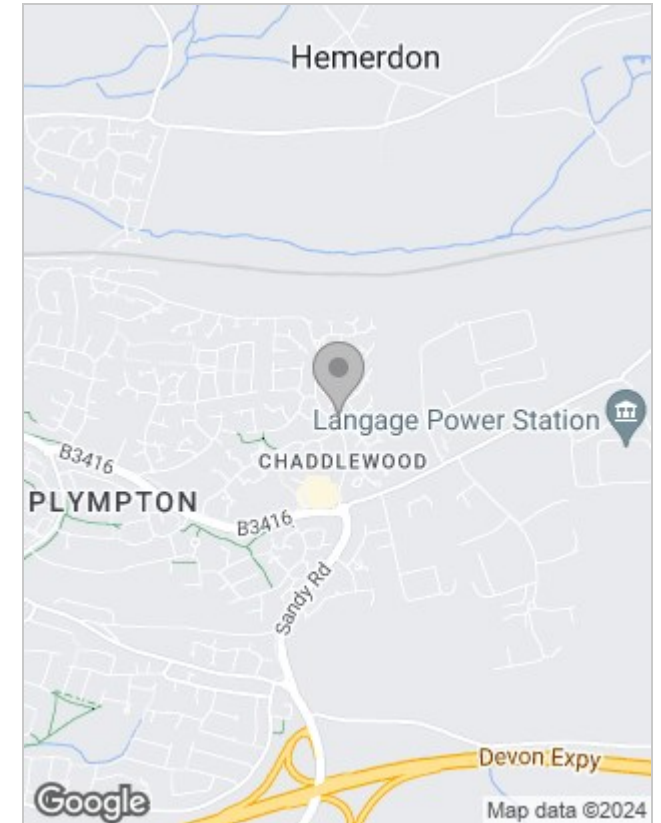


## Viewing

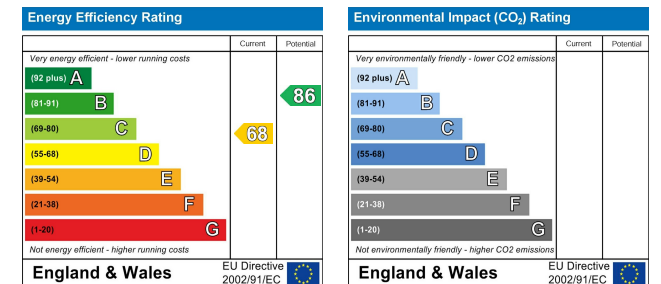
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk