Reservoir Road, Plymouth, PL9 8NA

£405,000 Freehold

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Reservoir Road

Plymouth, PL9 8NA

£405,000

- Semi Detached Family Home
- Popular Plymstock Location
- Spacious Accommodation
- Well Appointed Kitchen
- Garage & Driveway
- Three Bedrooms
- Two Reception Rooms
- Tastefully Presented
- Lovely Front & Rear Gardens
- Council Tax Band D

DC Lane are thrilled to present to the market this classic semi detached family home in highly sought after Plymstock ideally located for excellent local schooling, Broadway shopping parade, transport links and close proximity to the coastline of Mount Batten, beaches and coastal footpaths.

Offering ideal family living and entertaining space. this delightful property comprises of entrance porch opening into the welcoming hallway, generous principle reception room bathed in natural light with square bay window and period fire surround with gas fire and dining room boasting views of the garden opening into the well equipped modern gloss kitchen with ample cabinets. A utility room and cloakroom/wc completes the ground floor accommodation. To the first floor the master bedroom has built in fitted wardrobes and square bay window, there is a further double bedroom and single bedroom serviced by a well appointed shower room with separate w/c.

The approach to the property is via a driveway with garage and front garden with mature trees and shrubs. The enclosed rear garden is generous in size and mainly laid to lawn with mature bushes and paved areas, this certainly is an outdoor haven.

This delightful family home has been within the same family for nearly half a century and is now time for another family to make it their home. We believe it lends itself to families looking for well proportioned accommodation close to excellent schooling and a viewing is most definitely highly recommended.

Ground Floor	
Lounge	15'6" x 12'6" (4.74 x 3.83)
Dining Room	13'2" x 12'7" (4.02 x 3.84)
Kitchen	9'2" x 6'6",219'9" (2.81 x 2,67)
Utility Room	5'6" x 5'8" (1.70 x 1.74)
First Floor	
Bedroom One	13'5" x 12'6" (4.10 x 3.83)
Bedroom Two	13'5" x 12'7" (4.10 x 3.84)
Bedroom Three	8'7" x 7'9" (2.64 x 2.37)
Shower Room	8'7" x 5'8" (2.64 x 1.75)
External	

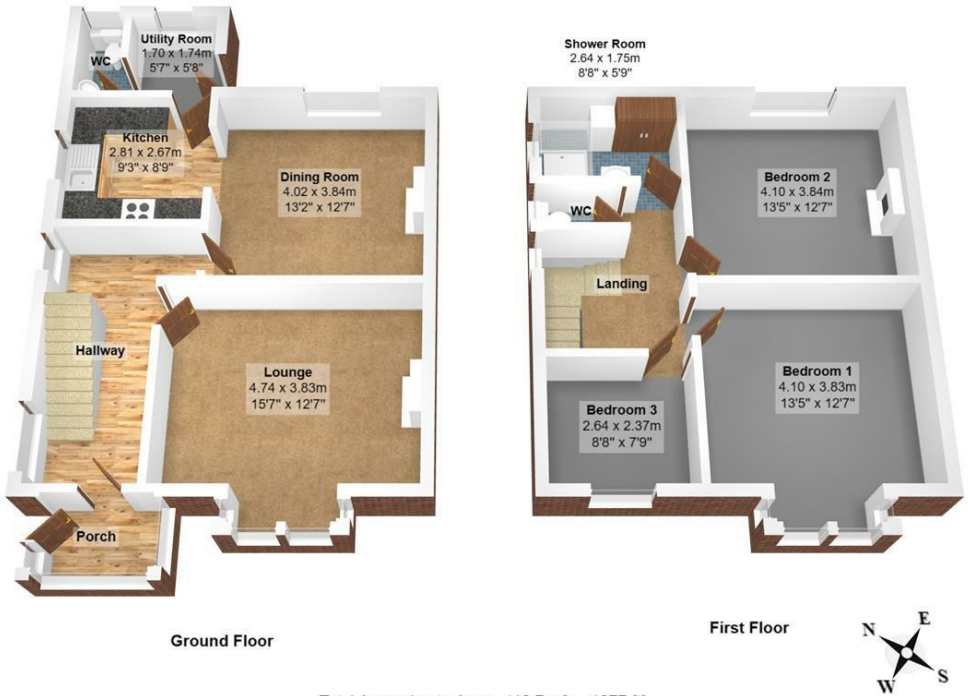
Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road Go through 1 roundabout 0.7 mi Continue onto Horn Cross Rd Go through 1 roundabout 0.2 mi Continue onto Stanborough Rd 0.1 mi At the roundabout, take the 2nd exit onto Dunstone Dr 0.1 mi Continue onto Dolphin Ct Rd 0.2 mi Turn left onto Furzehatt Rd 0.3 mi Continue onto Springfield Rd 0.2 mi Turn left onto Reservoir Rd and the property can be found on the right.

Council Tax Band: D

Scan for Material Information

Floor Plans



Total Approximate Area - 118.7 m² ... 1277 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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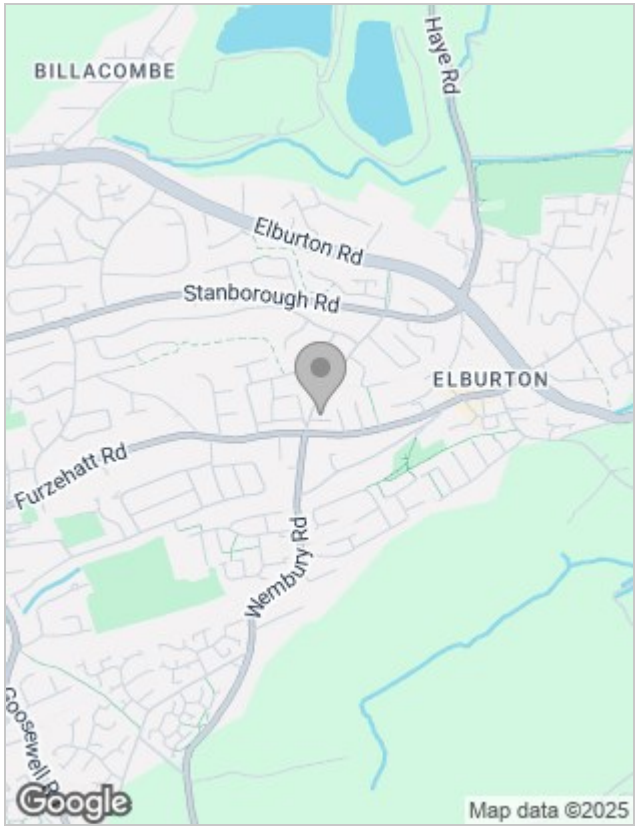
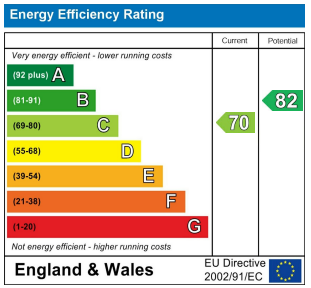
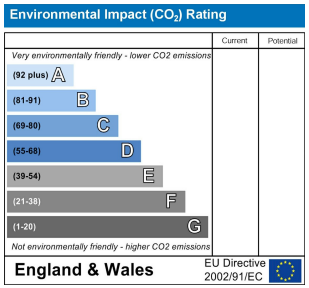
Location Map



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.

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