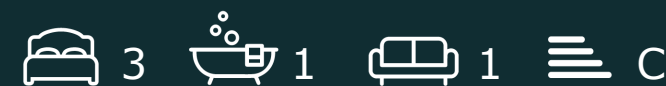


DC  
LANE

SELL • LET • MANAGE

Underhill Villas, Plymouth, PL3 4BW  
Offers In The Region Of £320,000 Freehold







# Underhill Villas

Plymouth, PL3 4BW

- Semi Detached Family Home
- Popular Stoke Location
- Well Presented
- Extensive Rear Garden
- No Onward Chain
- Three Bedrooms
- Spacious Accommodation
- Character Features
- Off Road Parking Two Vehicles
- Council Tax Band D

DC Lane are thrilled to showcase this impressive semi detached villa located in a prestigious address within '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.

Offering ideal family living and entertaining space this splendid property boasts generous room sizes and a wealth of character features. Entry into the welcoming hallway leads into the spacious principle reception room boasting a period fireplace with pocket sliding doors opening into the garden facing dining room flooded with natural light and stripped floorboards. The modern kitchen has plentiful cupboards, integrated appliances and opens directly into the garden through french doors. A cloakroom/wc completes the ground floor accommodation. To the first floor there are two double bedrooms both with stripped floorboards and period fireplaces and a single with built in storage solutions serviced by a well appointed shower room with walk in double enclosure and vanity sink and separate wc. There is a loft ladder that accesses a rather large roof space.

One of the highlights of this superb property is the generous garden mainly laid to lawn with a brick paved area and decked terrace. There is a further area to be utilised with a storage shed. This garden is the perfect spot for hosting or simply relaxing, if you enjoy spending time outdoors, there are endless possibilities for relaxation and enjoyment. A gate leads around the side of the property and there is a brick paved drive for two vehicles.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm and with no onward chain a viewing is most definitely recommended - an exceptional home in an enviable location.



Offers In The Region Of £320,000



## Ground Floor

- Lounge 13'7" x 11'6" (4.16 x 3.53)
- Dining Room 12'0" x 14'11" (3.67 x 4.57)
- Kitchen 8'5" x 11'10" (2.57 x 3.63)

## W/C

## First Floor

- Bedroom One 12'2" x 12'7" (3.71 x 3.86)
- Bedroom Two 12'2" x 13'10" (3.71 x 4.24)
- Bedroom Three 8'3" x 10'6" (2.53 x 3.22)
- Shower Room 8'3" x 5'8" (2.53 x 1.74)

## W/C





## 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. At the roundabout, take the 1st exit onto Wilton St 0.3 mi Turn right onto Valletort Rd 0.3 mi Turn right onto The Elms 171 ft Turn left onto Underhill Rd 249 ft

**Council Tax Band: D**





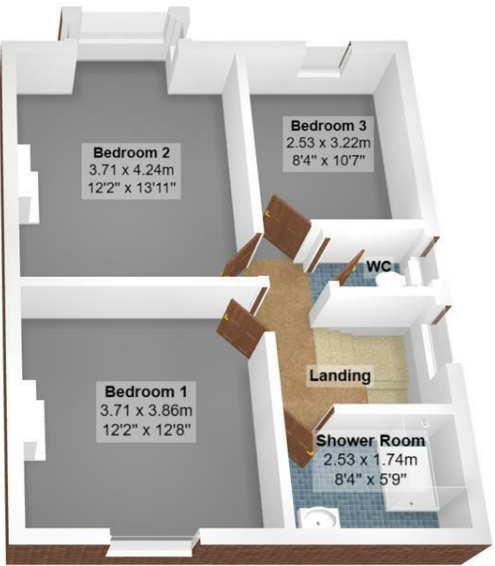




Floor Plans



Ground Floor



First Floor



Total Approximate Area - 108.2 m<sup>2</sup> ... 1164 ft<sup>2</sup>  
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.

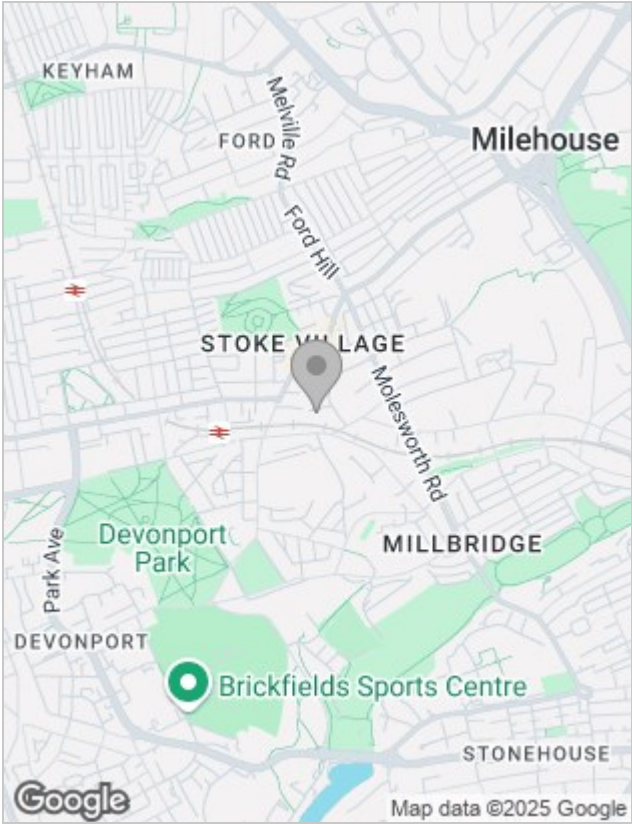
©241Photography for DC Lane

Viewing

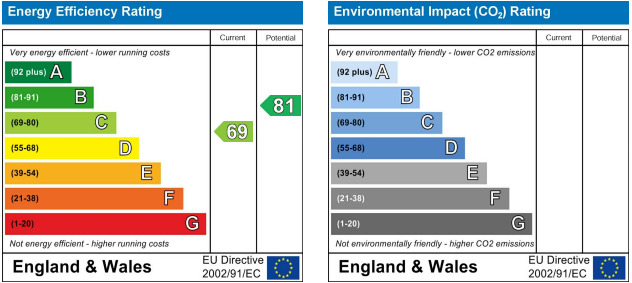
Please contact our DC Lane 2 Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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