

DC  
LANE

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Church Way, Plymouth, PL5 1AQ  
£215,000 Freehold





# Church Way

## Plymouth, PL5 1AQ

- Three Bedroom House
- Open Plan Kitchen/Diner
- Front Garden
- Gas Central Heating
- EPC Grade TBA
- Semi-Detached
- South Facing Rear Garden
- Living Room
- Elevated Views the the Rear
- Council Tax Band B

Located in the popular area of Western Mill, this delightful three-bedroom house offers a perfect blend of comfort and stunning views. Built in 1930's , the property boasts a characterful charm that is complemented by modern living. Spanning an impressive 800 square feet, the home features a spacious open plan kitchen/dining room opening to the rear gardens via a useful utility area, ideal for both relaxation and entertaining guests.

One of the standout features of this property is the large rear garden, providing an excellent outdoor space for families, gardening enthusiasts, or those simply wishing to enjoy the fresh air. The garden is perfect for summer barbecues or quiet evenings under the stars, making it a true sanctuary.

The house also offers fantastic views to the south, overlooking Plymouth and the Sound. This picturesque scenery can be enjoyed from various vantage points within the home, creating a serene atmosphere that enhances the living experience.

With three well-proportioned bedrooms and a conveniently located bathroom, this property is well-suited for families or individuals seeking a peaceful retreat in a vibrant city. The combination of its prime location, spacious layout, and beautiful surroundings makes this house a wonderful opportunity for anyone looking to settle in Plymouth. Don't miss the chance to make this charming residence your new home.

£215,000



### Ground Floor

Living Room 10'5" x 11'10" (3.18 x 3.63)

Kitchen/Diner 16'1" x 10'0" (4.92 x 3.05)

Utility Area

Hall

### First Floor

Landing

Bedroom 1 9'10" x 11'10" (3.01 x 3.63)

Bedroom 2 9'10" x 10'0" (3.01 x 3.05)

Bedroom 3 5'8" x 6'0" (1.75 x 1.85)

Bathroom 5'8" x 5'5" (1.75 x 1.66)



## Directions

From our office Head south on Mutley Plain/B3250 towards Belgrave Rd Continue on Ford Park Rd to Alma Rd/A386 3 min (0.8 mi) Continue on A386. Take N Prospect Rd to Fletemoor Rd 7 min (2.4 mi) Take Bridwell Rd to Churchway 2 min (0.4 mi) PL5 1AQ

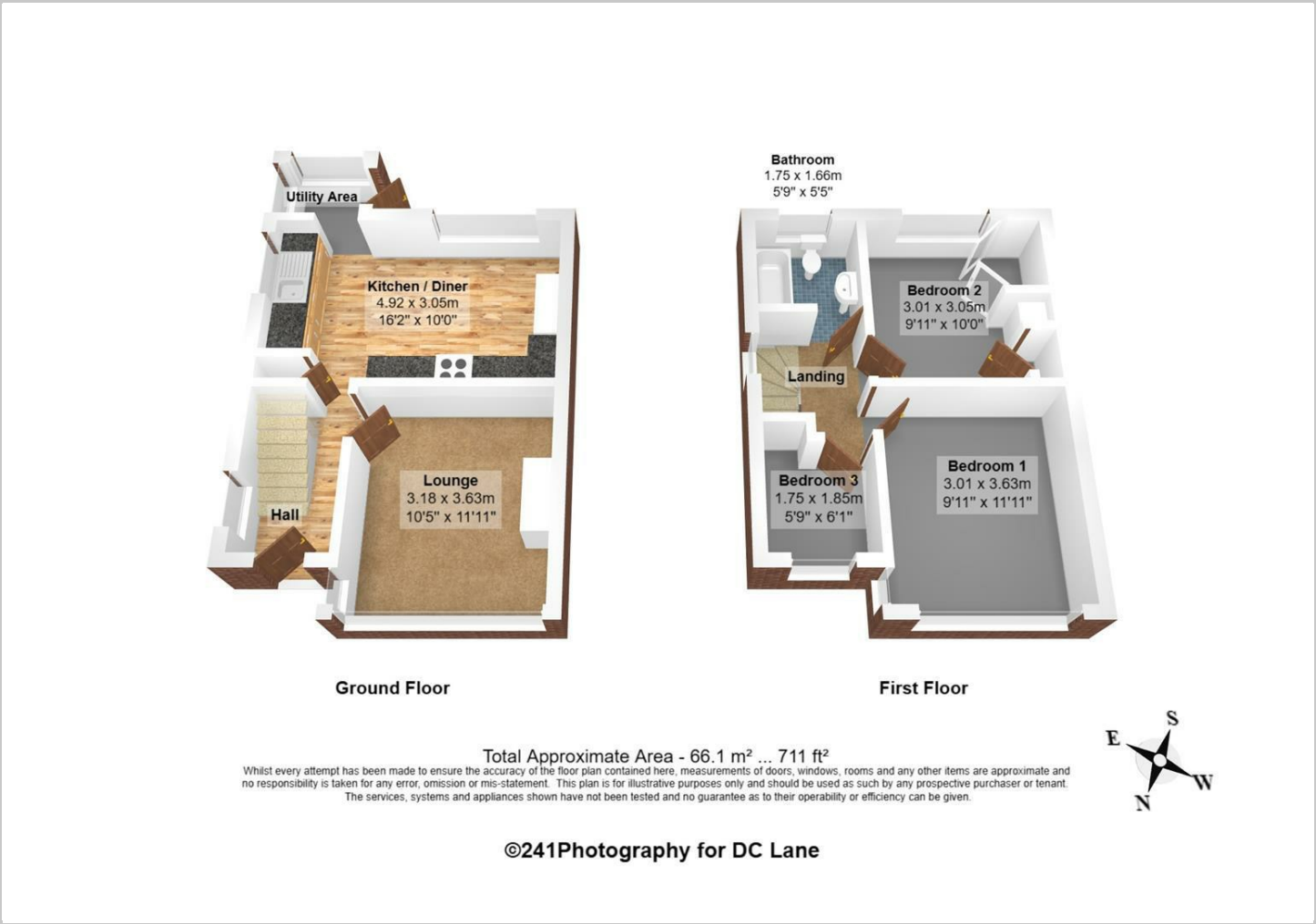
**Council Tax Band: B**

## Scan for Material Information





Floor Plans



Viewing

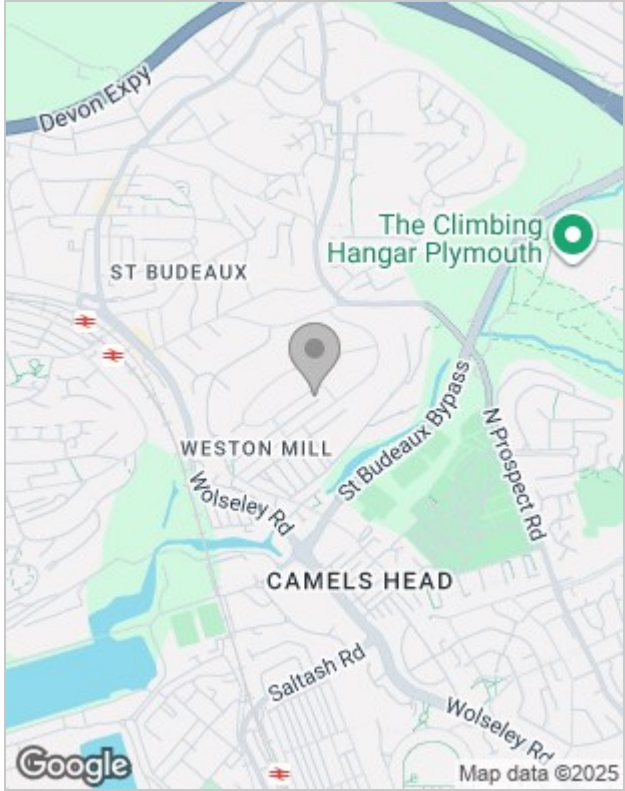
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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

Location Map



Energy Performance Graph

