



DC  
LANE

SELL • LET • MANAGE

Wesley Avenue, Plymouth, PL3 4RA  
Offers Over £300,000 Freehold

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# Wesley Avenue

Plymouth, PL3 4RA

- Mid Terraced House
- Popular Peverell Location
- Contemporary Modern Bathroom
- Spacious Accommodation
- No Onward Chain
- Four Bedrooms
- Three Reception Rooms
- Character Features
- Pretty Rear Decked Garden
- Council Tax Band C

DC Lane are delighted to introduce this four bedroom period home located in a cul de sac within the highly desirable Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and the expanse of Central Park.

Located on a no through road this well presented period family home offers a perfect blend of timeless character and modern convenience. Boasting a wealth of original features, including high ceilings and fireplaces, the property exudes charm and sophistication throughout. A large living room opening to a dining room provides a great family and entertaining space. There is a downstairs w/c and breakfast room featuring a wood burner opening into a modern kitchen with plentiful storage and worktops. Further more there is a separate utility room with rear garden access. Stairs rise to the first floor featuring four bedrooms (three doubles, one single) serviced by a contemporary bathroom with modern bath and shower cubicle.

External attributes are a pretty cottage style front garden and low maintenance decked rear decked garden with gated access to the service lane.

The generously proportioned accommodation provides ample space for family living, with light-filled rooms and a versatile layout ideal for both relaxing and entertaining. With its blend of character, comfort, and location and with no onward chain a viewing is highly recommended.

Offers Over £300,000



## Ground Floor

Lounge	12'5" x 13'7" (3.79 x 4.16)
Dining Room	11'5" x 13'6" (3.49 x 4.14)
Breakfast Room	11'10" x 12'2" (3.63 x 3.71)
Kitchen	11'10" x 7'6" (3.63 x 2.30)
Utility Room	8'6" x 6'0" (2.61 x 1.85)

## First Floor

Bedroom One	11'3" x 13'7" (3.43 x 4.16)
Bedroom Two	9'10", 14'0" x 13'6" (3.43 x 4.14)
Bedroom Three	11'10" x 10'5" (3.63 x 3.19)
Bedroom Four	6'0" x 10'4" (1.85 x 3.15)
Bathroom	7'6" x 12'4" (2.30 x 3.78)





## Directions

From Mutley Plain take Hyde Park Rd and after the shopping parade turn right into Wesley Avenue, the property can be found on the left.

## Scan for Material Information



**Council Tax Band: C**

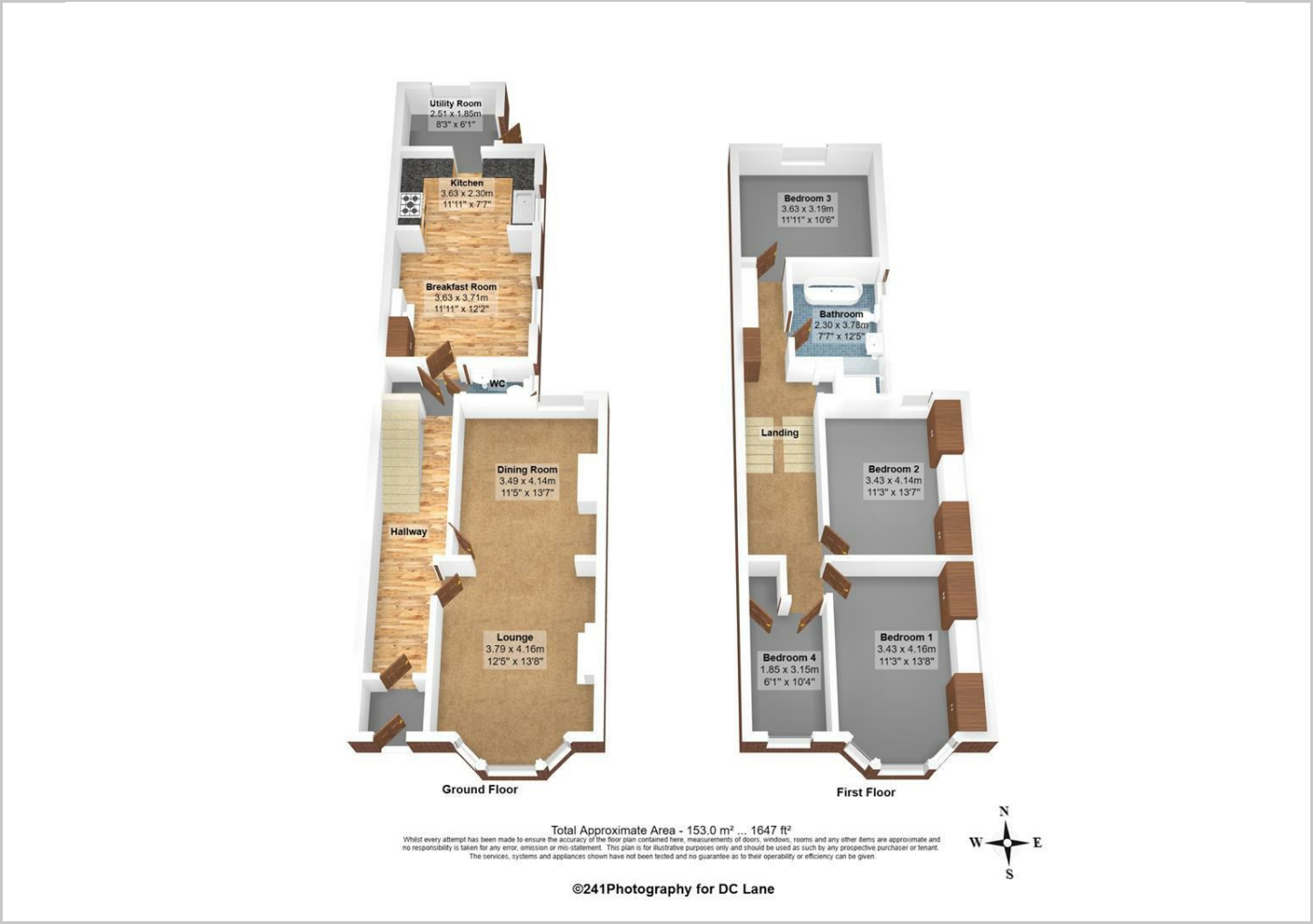








Floor Plans



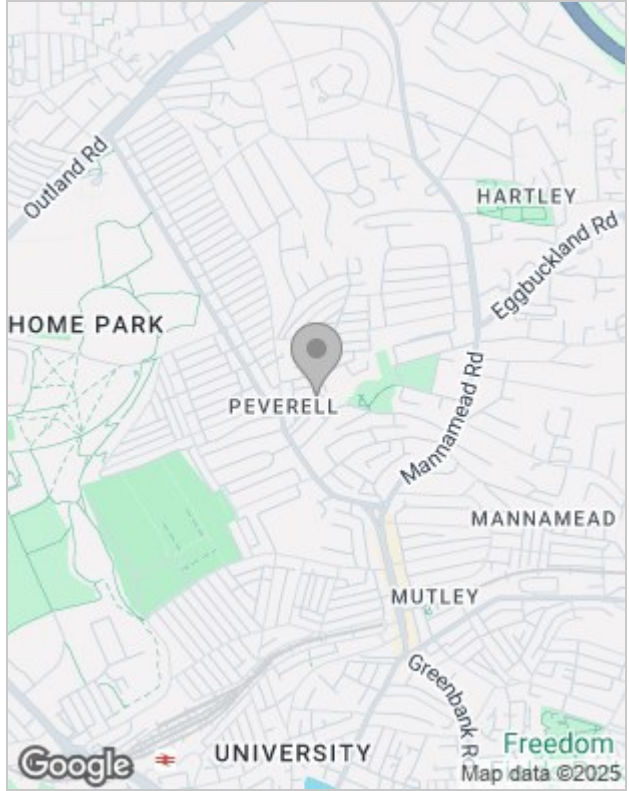
Viewing

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.

Location Map



Energy Performance Graph

