

DC  
LANE

SELL • LET • MANAGE



Alexandra Road, Plymouth, PL4 7EF

Asking Price £125,000 Leasehold - Share of Freehold



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Asking Price £125,000

# Alexandra Road

## Plymouth, PL4 7EF

- Delightful Garden Flat
- Central Mutley Location
- Bright Sun Room
- Plentiful Kitchen Cabinets
- Must Be Viewed
- Double Bedroom & Walk In Wardrobe
- Private Rear Garden & Decked Terrace
- Spacious Lounge with Wood-Burning Stove
- Share Of Freehold
- Council Tax Band A

DC Lane are delighted to offer a rare opportunity to acquire a unique one bedroom character flat with a secluded private garden. With an appealing central location this superb garden flat is moments walk from Mutley Plain yet has a countryside feel from the pretty hidden garden.

The accommodation comprises of generous bedroom with a walk-in wardrobe area, providing ample storage, a spacious lounge/diner complete with a wood-burning stove, offering a warm and welcoming atmosphere, ideal for relaxing evenings. From here, a bright sun room opens directly to the garden, flooding the space with natural light. The well equipped kitchen features generous cupboard space, while the bathroom includes a shower over the bath.

Stepping through the wooden sun room into the charming garden is a sight to behold framed with grape vine, fruit trees and greenery providing a serene escape from city life. A decked terrace, perfect for entertaining or relaxing outdoors, seamlessly extends your living space into nature.

Offering privacy, charm, and a wonderful indoor-outdoor flow, this garden flat is a rare find, perfect for those seeking a peaceful setting with excellent outdoor space and convenient access to local amenities.

An early viewing is highly recommended.



### Lower Ground Floor

Lounge/Diner	13'5" x 13'6" (4.10 x 4.14)
Kitchen	6'2" x 19'0" (1.90 x 5.80)
Bedroom	16'6" x 12'9" (5.04 x 3.90)
Bathroom	7'4" x 5'6" (2.26 x 1.68)
Sun Room	12'3" x 6'11" (3.74 x 2.12)



## Directions

From the DC Lane office travel along Mutley Plain for 0.2 mi and turn left on Alexandra Road, the property can be found 320 yd on the left.

## Scan for Material Information



## Council Tax Band: A

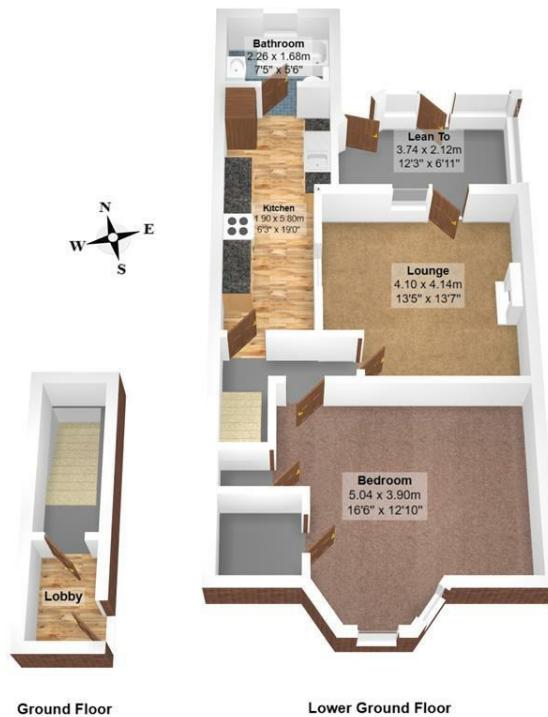




*Chloé's Garden*

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## Floor Plans



Ground Floor

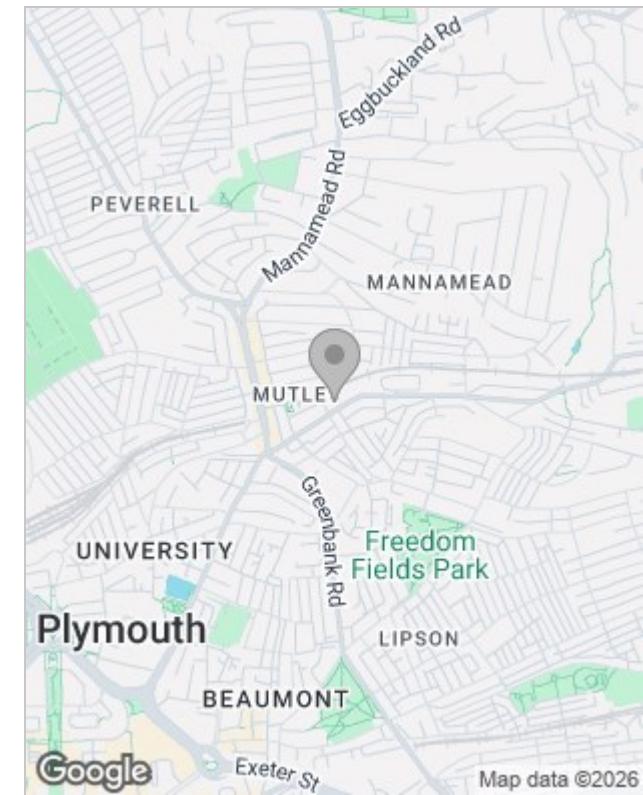
Lower Ground Floor

Total Approximate Area - 76.7 m<sup>2</sup> ... 825 ft<sup>2</sup>

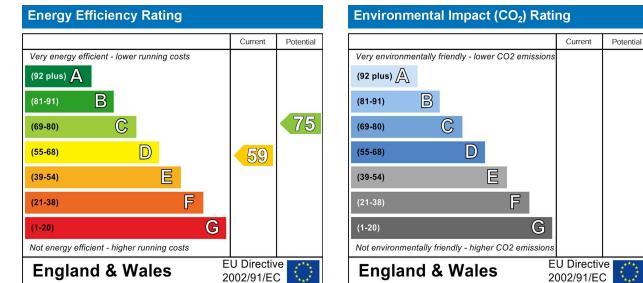
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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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.

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.