



Devonport Road, Plymouth, PL1 5RE  
£130,000 Leasehold - Share of Freehold



DC  
LANE

SELL • LET • MANAGE



£130,000

# Devonport Road

## Plymouth, PL1 5RE

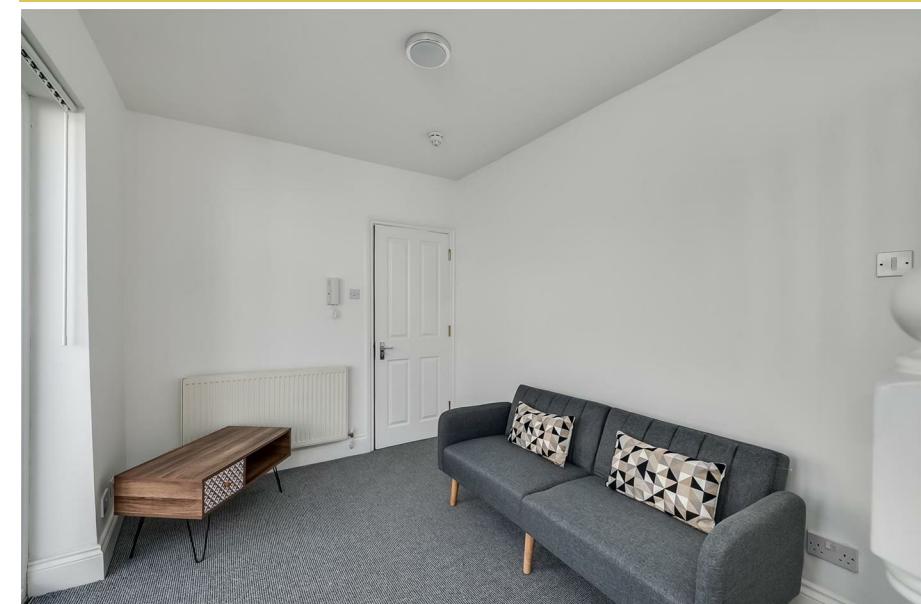
- Ground & First Floor Maisonette
- Popular Stoke Location
- Beautifully Presented
- New 999 Year Lease
- No Onward Chain
- One Double Bedroom
- Recently Refurbished
- Share of Freehold
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are thrilled to present this recently renovated maisonette located in the highly sought after Stoke area, moments from the historical Devonport Park and within strolling distance to fashionable Stoke Village, walking distance to the Waterfront, City Centre and with easy access to the A38 and major routes.

Set within a charming period property, this superb maisonette offers stylish living across two floors. The ground floor features a bright and airy lounge/dining room with two sets of French doors that open directly onto a delightful communal courtyard garden, perfect for indoor-outdoor living. A modern, well-appointed kitchen with ample cabinets completes the ground floor.

Stairs lead to the first floor featuring a generous double bedroom with a velux window and a modern bathroom, all bathed in natural light from large windows throughout.

Additional benefits include access to a communal rear courtyard garden and the advantage of no onward chain. A brand new 999 year lease is currently being created, making this a fantastic opportunity for both homeowners and investors alike. A viewing is highly recommended.



### Ground Floor

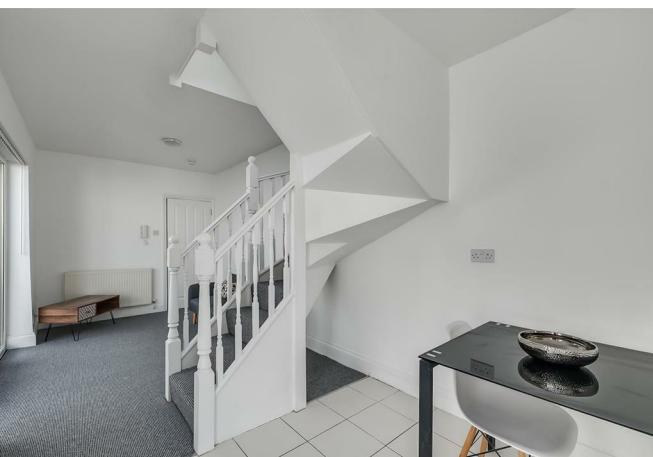
Lounge/Diner 8'3" x 22'5" (2.52 x 6.85)

Kitchen 8'3" x 6'8" (2.52 x 2.05)

### First Floor

Bedroom 8'3" x 13'3" (2.52 x 4.05)

Bathroom 8'3" x 6'9" (2.52 x 2.07)





## Directions

From our office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the third exit onto Alma Road. Continue on Alma Road and take slight left onto Milehouse Road for 0.6 mi, at the roundabout continue straight onto Devonport Road and the property can be found on the right.

## Scan for Material Information



## Council Tax Band: A





## Floor Plans



Ground Floor



First Floor

Total Approximate Area - 42.9 m<sup>2</sup> ... 462 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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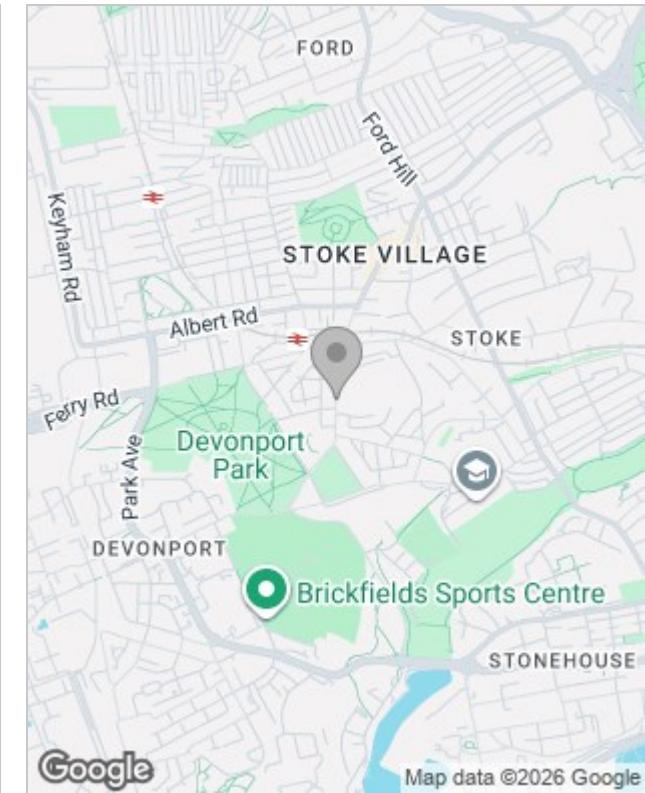
## Viewing

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

