



DC
LANE

SELL • LET • MANAGE

Trelawney Road, Plymouth, PL3 4JZ

£290,000 Freehold





Trelawney Road

Plymouth, PL3 4JZ

- Mid Terraced Period Property
- Popular Peverell Location
- Freshly Painted Throughout
- Rear Courtyard Garden
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Garage
- Council Tax Band C

DC Lane are delighted to present this impressive three bedroom mid terrace family home located in the highly sought after 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, well placed for excellent schooling and moments from Central Park.

With ideal family living and entertaining space the accommodation comprises of welcoming hallway with stripped floorboards setting a warm and characterful tone, a feature that continues throughout the property, principle reception room with period fireplace and square bay window opening into a second reception room and downstairs cloakroom/wc. The breakfast room with built in pantry cupboard leads into the kitchen with ample cabinets and garden access. To the first floor there are three bedrooms (two doubles and a large single) serviced by a bathroom with shower over the bath.

Externally a low-maintenance courtyard garden makes an ideal retreat for enjoying the fresh air without the burden of extensive upkeep and a garage with up and over door boasts a work bench and space for vehicular storage.

The property is being sold with bare floorboards, allowing buyers the opportunity to choose their own flooring, neutrally painted throughout, it offers a blank canvas ready for personalisation. We believe this lovely home 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.



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Ground Floor

Lounge	12'4" x 12'11" (3.77 x 3.94)
Dining Room	10'0" x 12'11" (3.05 x 3.94)
WC	3'4" x 2'9" (1.04 x 0.84)
Kitchen/Breakfast Room	9'8" x 19'9" (2.96 x 6.03)

First Floor

Bedroom One	16'3" x 12'11" (4.97 x 3.94)
Bedroom Two	9'11" x 12'11" (3.04 x 3.94)
Bedroom Three	9'8" x 9'5" (2.96 x 2.89)
Bathroom	5'11" x 5'6" (1.81 x 1.69)
External	
Garage	11'3" x 17'3" (3.45 x 5.26)



Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road turning left into Glendower Road. Continue down and turn right into Trelawney Road, the property can be found on the left.

Scan for Material Information

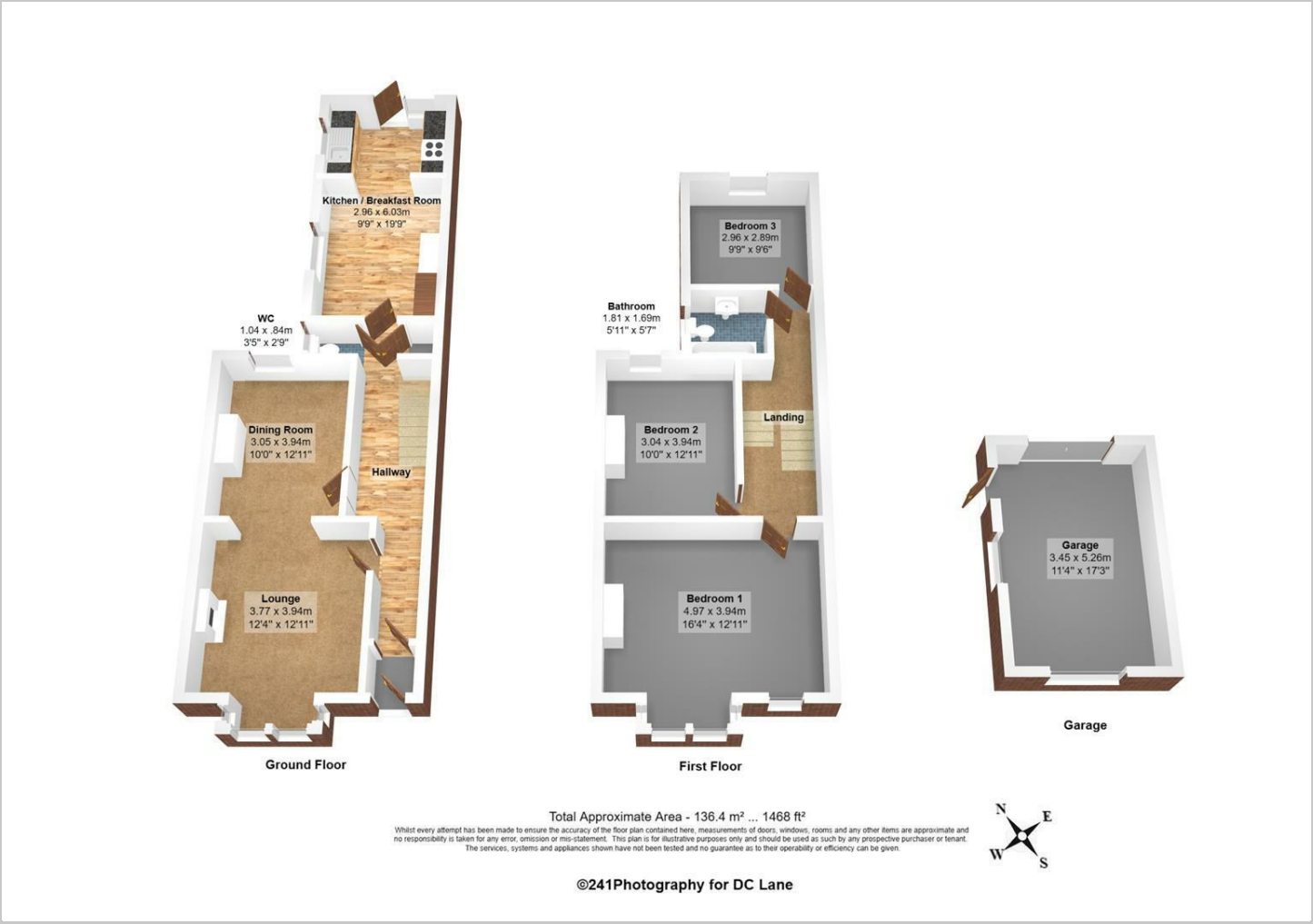


Council Tax Band: C





Floor Plans



Viewing

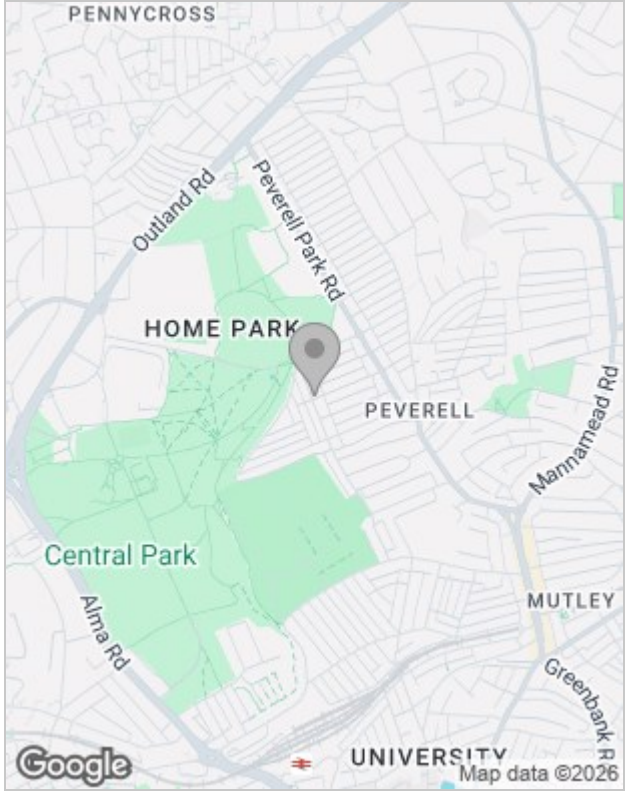
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Location Map



Energy Performance Graph

