

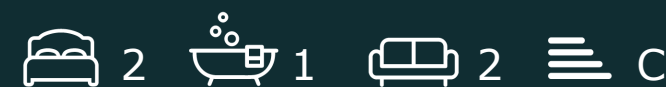


DC  
LANE

SELL • LET • MANAGE

Weston Park Road, Plymouth, PL3 4NU

£235,000 Freehold







# Weston Park Road

## Plymouth, PL3 4NU

- Mid Terraced House
- Peverell Location
- Bath & Separate Shower Cubicle
- New Carpets Fitted
- No Onward Chain
- Two Double bedrooms
- Lounge & Dining Room
- Enclosed Rear Courtyard
- Spacious Accommodation
- Council Tax Band B

DC Lane are delighted to present this charming two bedroom mid terrace family home, enviably located in the highly sought after Peverell area. Ideally positioned for easy access to the A38 and City Centre, the property also lies within strolling distance of Hyde Park shopping parade, excellent schooling and moments from the open spaces of Central Park.

Upon entering, a welcoming hallway leads into a bright and airy lounge flowing seamlessly into the dining area, featuring a bay window, stylish fireplace and ample space for a statement dining table perfect for entertaining. The well appointed kitchen offers plentiful cabinets and generous worktop space.

To the first floor the spacious master bedroom spans the full width of the property and is complemented by a further double bedroom and a sizeable bathroom with a separate shower cubicle.

To the rear, an enclosed courtyard garden provides a low maintenance outdoor space with a storage shed and rear gate access.

Recently fitted with new carpets, this home is brimming with character and charm. With no onward chain, it will appeal equally to families seeking excellent school catchment areas and couples looking for a convenient and stylish home. An early viewing is highly recommended.

£235,000



### Ground Floor

Lounge	11'9" x 11'4" (3.59 x 3.47)
Dining Room	9'9" x 12'0" (2.99 x 3.67)
Kitchen	9'3" x 11'3" (2.84 x 3.43)

### First Floor

Bedroom One	15'2" x 11'4" (4.63 x 3.47)
Bedroom Two	9'9" x 12'0" (2.98 x 3.67)
Bathroom	9'0" x 11'3" (2.76 x 3.43)







## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Weston Park Road and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: B**









Floor Plans

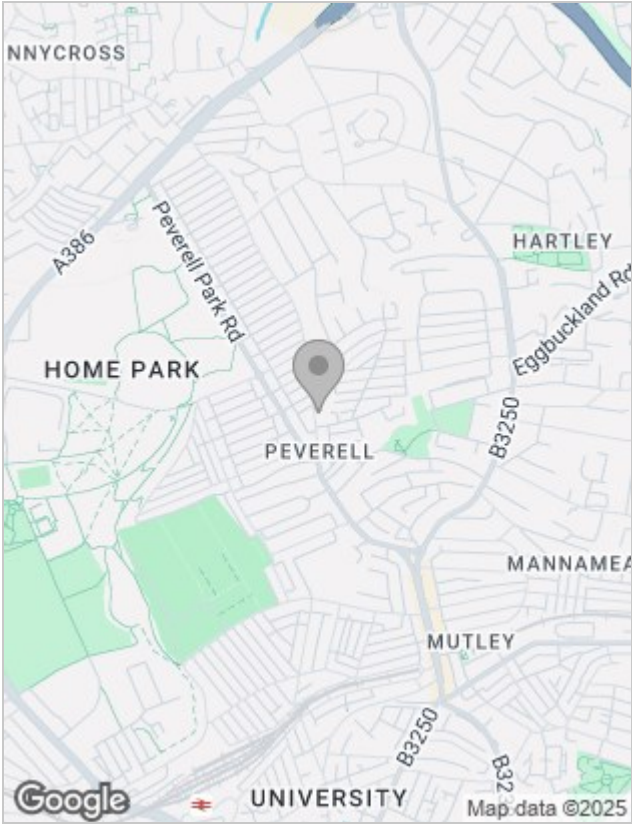


Viewing

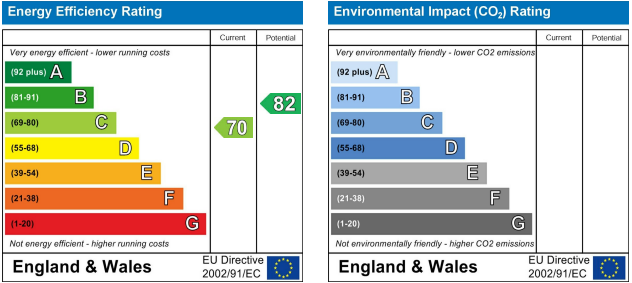
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



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