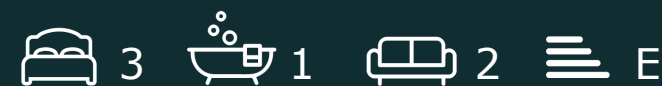


DC  
LANE

SELL • LET • MANAGE



Torr View Avenue, Plymouth, PL3 4QN  
£320,000 Freehold





# Torr View Avenue

## Plymouth, PL3 4QN

- End Terrace House
- Popular Peverell Location
- Kitchen & Utility Room
- Tastefully Presented
- Garage With Power
- Three Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Delightful Rear Garden
- Council Tax Band C

DC Lane are delighted to present this impressive three bedroom end terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre and within walking distance of Hyde Park shopping parade, well placed for excellent schooling and moments from the green expanse of Central Park.

Beautifully presented and thoughtfully designed for family living and entertaining, the home welcomes you through double doors into an inviting hallway that leads into a stunning lounge and dining area. Brimming with character, the rooms feature stripped floorboards, ornate cornicing, recessed cabinets, period fireplace and a modern wood burner that creates a warm and captivating focal point, perfectly blending charm with sophistication

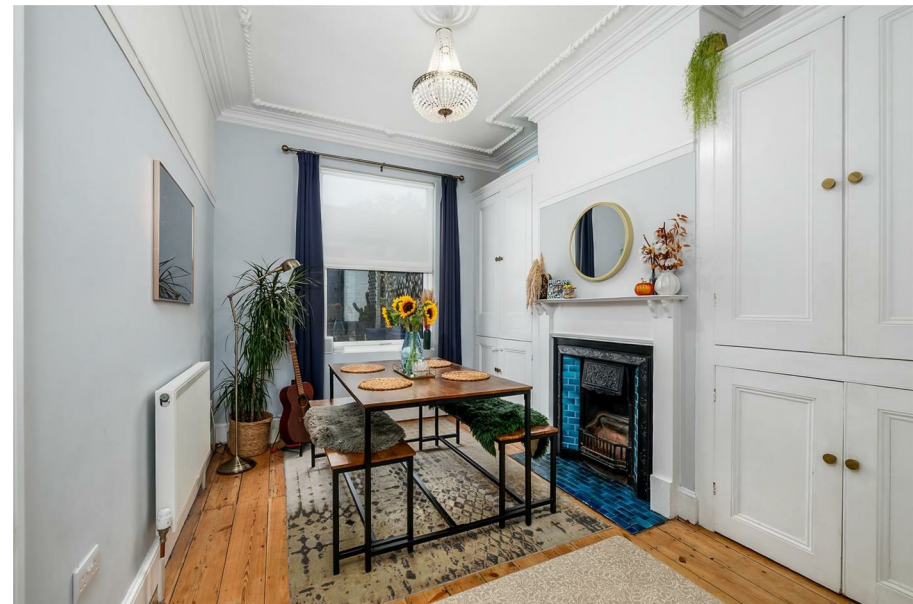
The contemporary kitchen and utility room are fitted with stylish cabinetry, integrated appliances and solid oak worktops with direct garden access and an adjoining cloakroom.

To the first floor the generous master bedroom features a square bay window, there is a further double bedroom and single bedroom served by a well appointed family bathroom with shower over the bath.

Externally, the delightful rear courtyard garden offers a charming space for alfresco enjoyment seamlessly leading to the garage, which benefits from power, an electric roller door and an inspection pit.

This is a superb example of a period home thoughtfully updated for contemporary living. Distinctively presented we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike and simply must be viewed - an enviable home in an enviable location.

£320,000



### Ground Floor

|              |                             |
|--------------|-----------------------------|
| Lounge       | 12'9" x 11'6" (3.89 x 3.53) |
| Dining Room  | 9'7" x 12'7" (2.93 x 3.85)  |
| Kitchen      | 9'4" x 8'9" (2.86 x 2.69)   |
| Utility Room | 5'2" x 13'7" (1.58 x 4.16)  |
| WC           | 5'2" x 7'6" (1.58 x 2.31)   |

### First Floor

|               |                             |
|---------------|-----------------------------|
| Bedroom One   | 12'0" x 11'4" (3.68 x 3.47) |
| Bedroom Two   | 10'5" x 12'9" (3.19 x 3.91) |
| Bedroom Three | 6'10" x 7'11" (2.10 x 2.42) |
| Bathroom      | 8'6" x 6'5" (2.60 x 1.96)   |
| External      |                             |
| Garage        | 19'6" x 9'11" (5.95 x 3.04) |





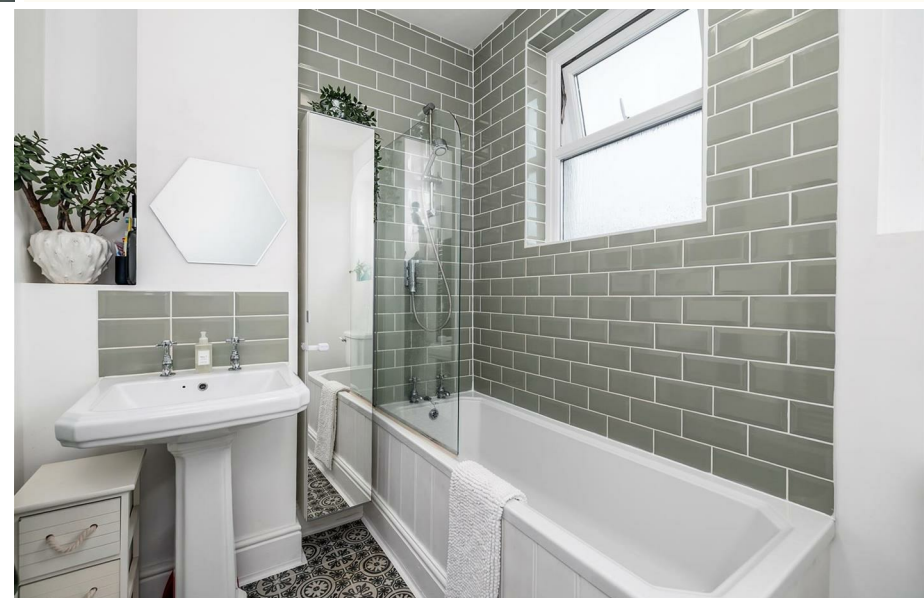
## Directions

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

## Scan for Material Information



**Council Tax Band: C**





Floor Plans



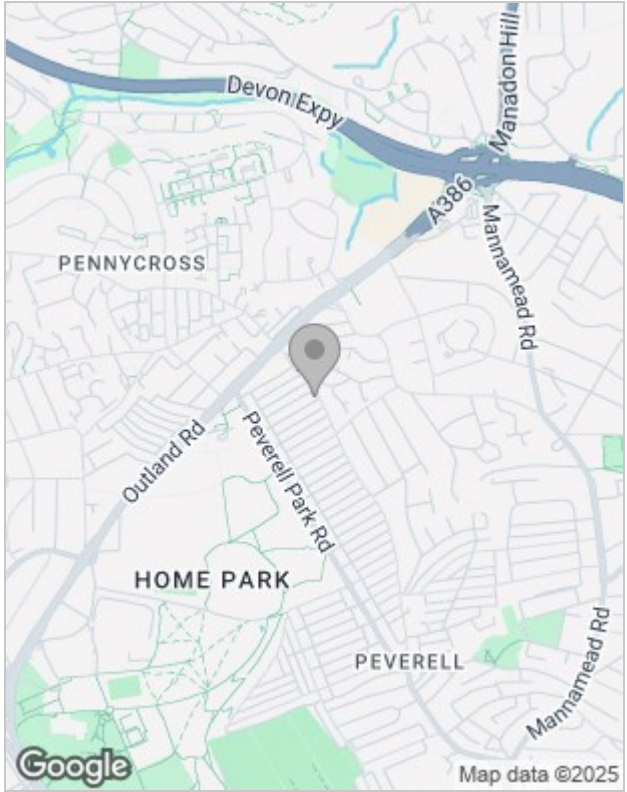
Viewing

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.

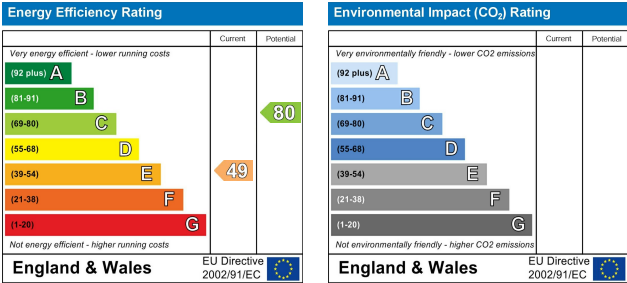
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk