



SELL • LET • MANAGE

Smallack Drive, Plymouth, PL6 5EB  
Offers Over £330,000 Freehold

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Offers Over £330,000

# Smallack Drive

## Plymouth, PL6 5EB

- Semi Detached Family Home
- Secluded Crownhill Location
- Extended Accommodation
- Garage
- No Onward Chain
- Three Bedrooms
- In Need of Upgrading
- Extensive Rear Garden
- Driveway For Ample Vehicles
- Council Tax Band C

DC Lane are delighted to present this charming semi detached property, discreetly positioned on a peaceful road within the sought after area of Crownhill, ideally located within walking distance of local shops, excellent schools and offering easy access to the A38 and major transport routes. Set on a generous plot, this much loved family home offers spacious accommodation, mature gardens and excellent potential, all offered to the market with no onward chain.

The property is approached via a private driveway providing ample parking for many vehicles. A welcoming hallway leads into the bright bay fronted lounge with a feature fireplace and glazed double doors opening into the extended dining room, where sliding patio doors frame views of the garden. Further glazed doors open to the extended kitchen, offering an extensive range of cabinetry, plentiful work surfaces, breakfast bar and direct access to the garden through a further set of sliding patio doors. Upstairs, the principal bedroom benefits from fitted wardrobes, complemented by a further double bedroom and a single bedroom, all served by a family bathroom with shower over the bath.

The mature rear garden enjoys excellent privacy, with a stone terrace ideal for outdoor dining, steps leading to a raised lawn and an array of established shrubs and trees including a striking eucalyptus. Side access leads to the garage, offering additional storage and convenience.

Lovingly maintained by the same family for three decades, this wonderful home presents an exceptional opportunity to personalise and enhance. The boiler was replaced approximately two years ago and there is exciting scope to reconfigure the kitchen and dining areas to create an open plan layout (subject to the relevant building consents).

Filled with natural light throughout this is a superb opportunity to acquire a distinguished home in a highly desirable location, offered with no onward chain an early viewing is advised.



### Ground Floor

Lounge	12'0" x 11'8" (3.67 x 3.57)
Dining Room	9'0" x 20'0" (2.75 x 6.11)
Kitchen	8'4" x 20'0" (2.56 x 6.10)

### First Floor

Bedroom One	8'2" x 11'6" (2.50 x 3.52)
Bedroom Two	11'1" x 9'10" (3.40 x 3.00)
Bedroom Three	7'1" x 7'6" (2.17 x 2.29)
Bathroom	7'1" x 7'4" (2.17 x 2.25)



## Directions

At Manadon Roundabout, take the 4th exit onto the A386 slip road  
Tavistock/Airport/Derriford/Southway/Belliver/Est  
0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.7 mi Slight right 0.1 mi Continue onto William Prance Rd 0.3 mi At the roundabout, take the 4th exit and stay on William Prance Rd 0.3 mi Turn left onto Tavistock Rd/A386 0.2 mi Turn left onto Charlton Rd 381 ft Turn right onto Lansdowne Rd and turn right into Smallack Drive and the property is on the left.

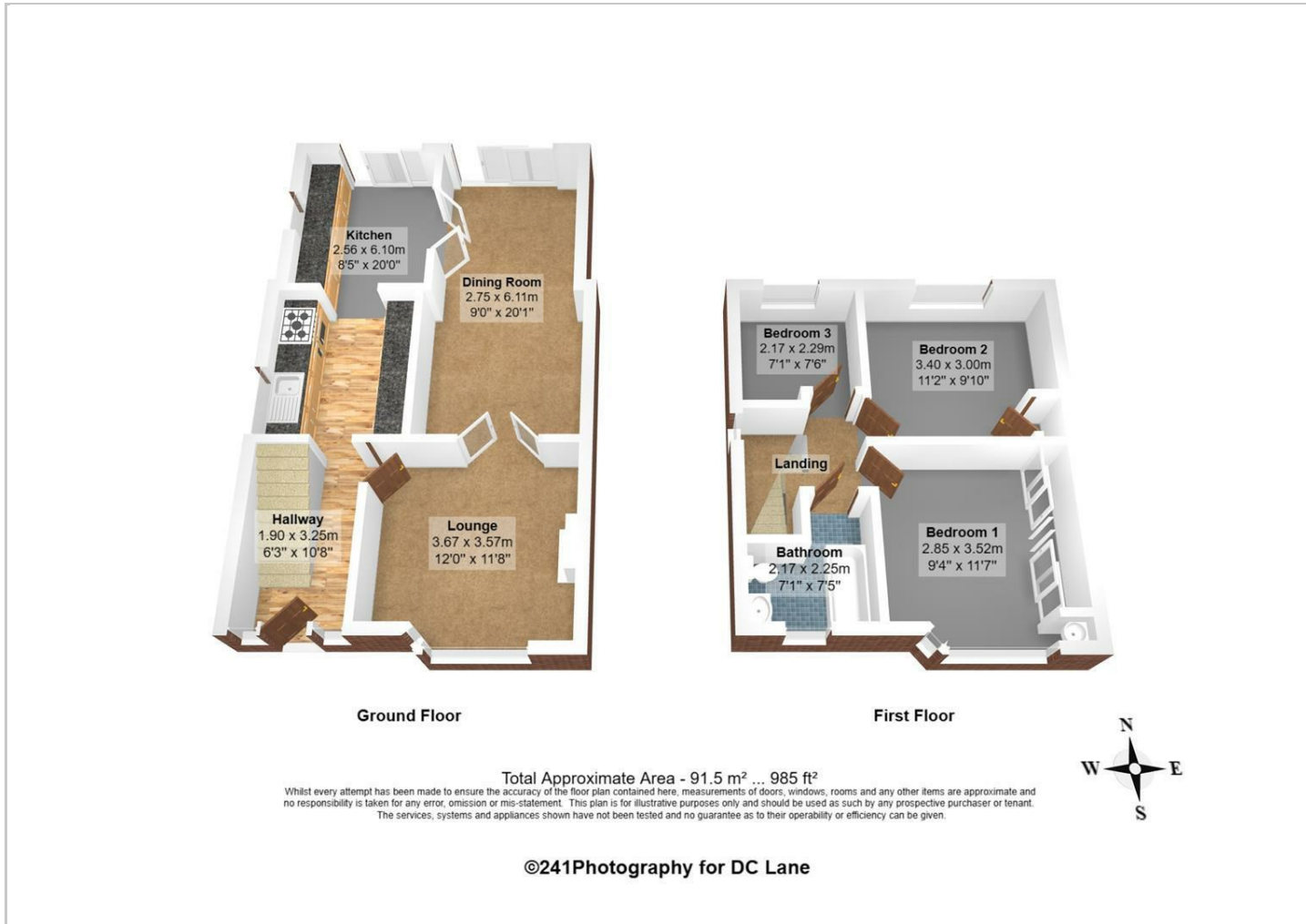
**Council Tax Band: C**

## Scan for Material Information

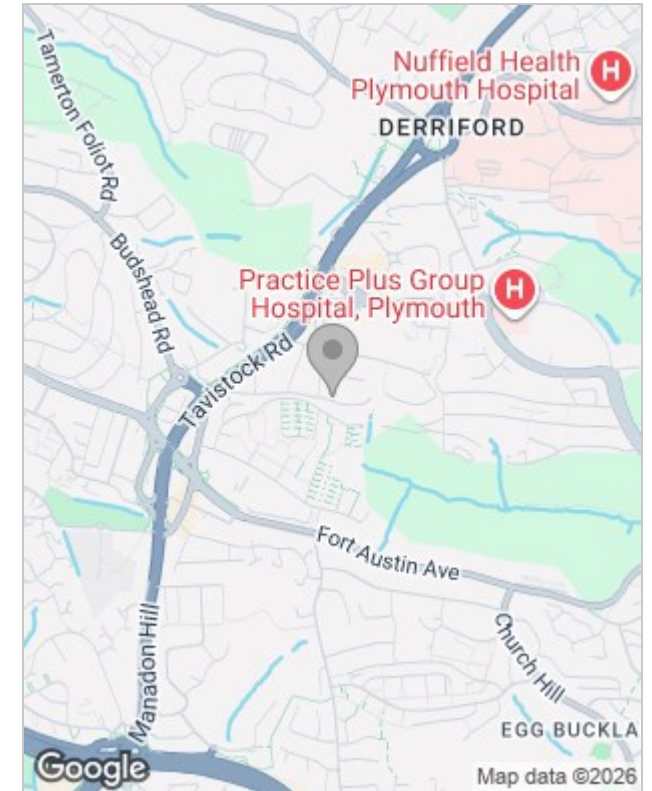




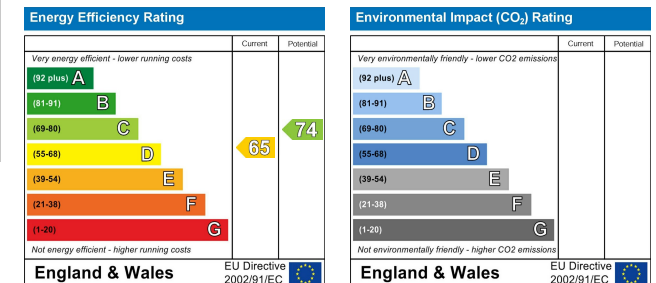
## Floor Plans



## 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.

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