







**DC**  
LANE

SELL • LET • MANAGE

Hamilton Gardens, Plymouth, PL4 6PQ

£340,000 Freehold

 3  2  2  D



£340,000

# Hamilton Gardens

## Plymouth, PL4 6PQ

- End Terraced House
- Arranged Over Three Storeys
- Sizeable Loft Space
- Benefit of HMO Licence renewed Oct 2023 For Five Residents
- No Onward Chain
- Central Location
- Three Double Bedrooms
- Substantial Family House
- Rear Courtyard Garden
- Council Tax Band D

DC Lane are delighted to present this substantial end terraced property, perfectly positioned just moments from Mutley Plain, the Railway Station, the University and Central Park. Boasting excellent transport links, renowned schools and being within walking distance of the vibrant city centre, this property offers an exceptionally convenient lifestyle.

The attractive red brick façade opens into a welcoming hallway with stripped doors to all rooms, leading to a bright front reception room with a bay window, a second reception room ideal for family living and a generous kitchen/breakfast room with modern cabinetry and ample space for statement furniture. A family bathroom with shower over bath completes the ground floor.

Upstairs, the first floor features a master bedroom spanning the full width of the property, along with two further double bedrooms served by a shower room. The second floor offers a versatile floored loft space with Velux windows, an ideal space for hobbies, home office or as an additional storage room.

Externally, there is a low maintenance walled rear courtyard garden with side access, offering a safe and private space for outdoor family activities.

Previously a successful HMO licensed for five occupants, this home benefits from it's superb location, a recently installed boiler and no onward chain making it an excellent opportunity as a spacious family home or investment property.

Please note new carpets have been laid.  
Residents parking scheme – currently £48.50 annual permit fee  
New Glow worm boiler March 2025 – 5 year warranty



### Ground Floor

Lounge	14'2" x 13'7" (4.33 x 4.15)
Dining Room	11'4" x 13'9" (3.47 x 4.20)
Kitchen/Diner	10'11" x 20'11" (3.34 x 6.38)
Bathroom	5'1" x 12'10" (1.56 x 3.92)

### First Floor

Bedroom One	18'3" x 13'7" (5.58 x 4.15)
Bedroom Two	11'5" x 13'9" (3.48 x 4.20)
Bedroom Three	10'11" x 13'6" (3.34 x 4.14)
Shower Room	6'11" x 6'9" (2.11 x 2.08)

### WC

### Second Floor

Loft Room	17'0" x 18'2" (5.19 x 5.55)
-----------	-----------------------------



## Directions

From the DC Lane office Head on Mutley Plain/B3250 Turn left onto Ford Park Rd 0.2 mi Turn left onto Beechwood Ave 0.2 Turn right onto Apsley Rd 243 ft Turn right onto Hamilton Gardens and the property can be found on the right.

**Council Tax Band: D**

## Scan for Material Information

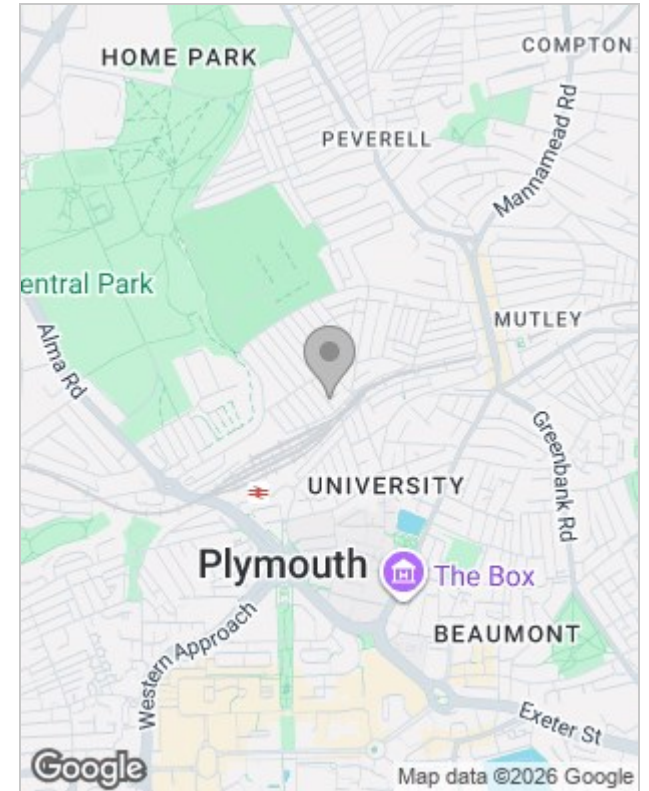




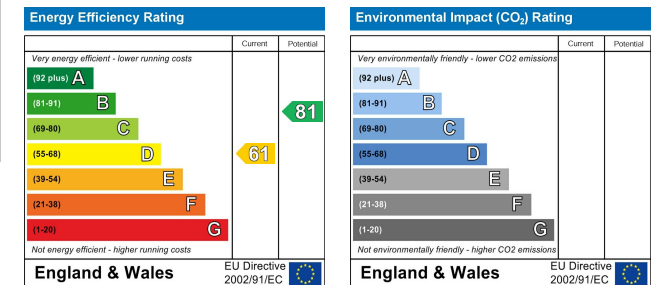
## Floor Plans



## 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.

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