

DC  
LANE

SELL • LET • MANAGE



Brentford Avenue, Plymouth, PL5 4HB  
£200,000 Freehold

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£200,000

# Brentford Avenue

## Plymouth, PL5 4HB

- Semi Detached Family Home
- Two Double Bedrooms
- Modern Shower Room
- Open Plan Modern Living
- Large South Facing Garden
- Whitleigh Location
- Generous Newly Fitted Kitchen
- Separate Utility Area with Ample Storage
- Ideal FTB/Buy to Let
- Council Tax Band A

DC Lane are delighted to present this well proportioned two bedroom semi detached family home in Whitleigh, a quiet and popular residential area known for its strong community spirit. The neighbourhood is particularly notable for its proximity to ancient woodland managed by the Woodland Trust, offering scenic walking trails and opportunities for wildlife spotting.

The property has undergone extensive renovation and redecoration in recent years. Upon entering, you are welcomed by an inviting entrance hall with stairs rising to the first floor. To the left sits the lounge, featuring double doors that open into the dining area and kitchen, creating a seamless open plan flow. The newly fitted contemporary kitchen offers generous space for family dining and entertaining with direct access to the rear garden. A convenient separate utility area adjoins the kitchen, providing ample storage and an additional access point to the garden via the side of the property.

Upstairs, the first floor offers two double bedrooms and a modern family bathroom complete with designer heated towel rails and a spacious walk-in shower.

The standout feature of this home is the larger than average south facing rear garden. Mostly laid to lawn, it offers exceptional space and endless potential for landscaping, family enjoyment or the addition of a decked area. The front garden is neatly laid to lawn with a side path providing easy front to back access.

If you are seeking a two bedroom semi detached home with a generous garden, look no further. This property is ready to move into and is ideal for first time buyers or those seeking a Buy-to-Let investment.

A viewing is highly recommended.



### Ground Floor

Lounge	13'1" x 11'5" (4.01 x 3.50)
Kitchen/Diner	18'9" x 9'11" (5.74 x 3.04)
Bedroom 1	15'10" x 10'1" (4.83 x 3.08)
Bedroom 2	11'11" x 8'4" (3.64 x 2.56 )
Shower Room	6'4" x 5'2" (1.94 x 1.60)



## Directions

From our office, head northwest on Mutley Plain toward Mannamead Road. Turn right onto Mannamead Road. At the roundabout, take the exit onto Tavistock Road (A386). Continue along Tavistock Road through Crownhill. After Crownhill, turn right onto Budshead Road, heading into Whitleigh. Continue on Budshead Road. Turn left into Taunton Avenue. Follow Taunton Avenue until you can turn right onto Brentford Avenue. Continue along Brentford Avenue. The property will be found on your left.

## Council Tax Band: A

## Scan for Material Information

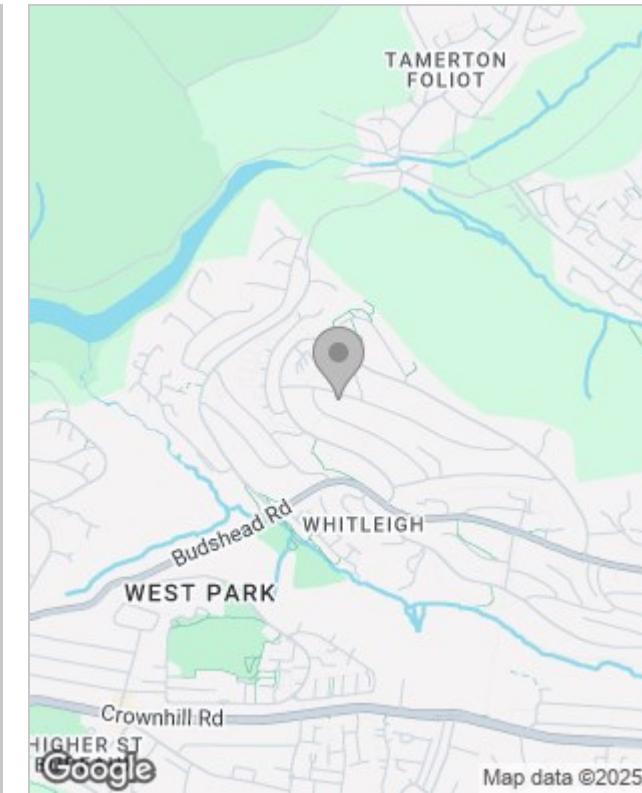




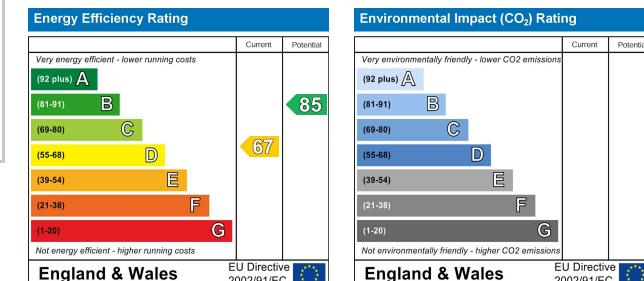
## Floor Plans



## 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.