



DC  
LANE

SELL • LET • MANAGE

College Avenue, Plymouth, PL4 7AP  
£120,000 Leasehold - Share of Freehold







# College Avenue

Plymouth, PL4 7AP

- Ground Floor Apartment
- Parking
- No Onward Chain
- Character Features
- Low Maintenance
- Popular Mannamead/Mutley Location
- Spacious Accommodation
- Ideal FTB/BTL Investment
- One Double Bedroom
- Council Tax Band A

DC Lane are delighted to present this substantial ground floor apartment, ideally located in the highly sought after areas of Mannamead and Mutley.

The property is within easy strolling distance of local amenities, walking distance to the City Centre, and benefits from convenient access to the A38.

Upon entering, you are welcomed by a hallway leading into an impressive and exceptionally spacious lounge. Featuring high ceilings and beautiful ornate plasterwork, this room is undoubtedly a standout feature of the apartment. Large windows flood the space with natural light, while the central fireplace adds warmth and character, creating a cosy yet elegant living environment.

The double bedroom is positioned opposite the lounge, offering a comfortable and well proportioned space. To the rear of the property, the kitchen provides everything required for everyday cooking, including a stainless steel sink, oven, electric hob, and extractor fan.

At the rear of the apartment, you will find a generously sized bathroom comprising a pedestal wash basin, WC, standalone shower cubicle, and a separate bath, perfect for relaxing after a long day.

The property further benefits from allocated parking available, adding valuable convenience in this popular residential area.

This ground floor flat offers a rare combination of tranquility, space and parking in a prime location close to local amenities and transport links. It would make an excellent first time purchase or a strong buy-to-let investment.

For further information or to arrange a viewing, please contact DC Lane today by phone or email.

£120,000



## Ground Floor

Lounge	14'3" x 18'10" (4.36 x 5.75)
Bedroom	9'3" x 8'10" (2.83 x 2.71)
Bathroom	7'4" x 4'11" (2.24 x 1.51)
Kitchen	7'4" x 7'4" (2.24 x 2.26)







## Directions

From the DC Lane office head along Mannamead Road and turn right onto college Avenue, the property can be found on the left.

## Scan for Material Information



**Council Tax Band: A**





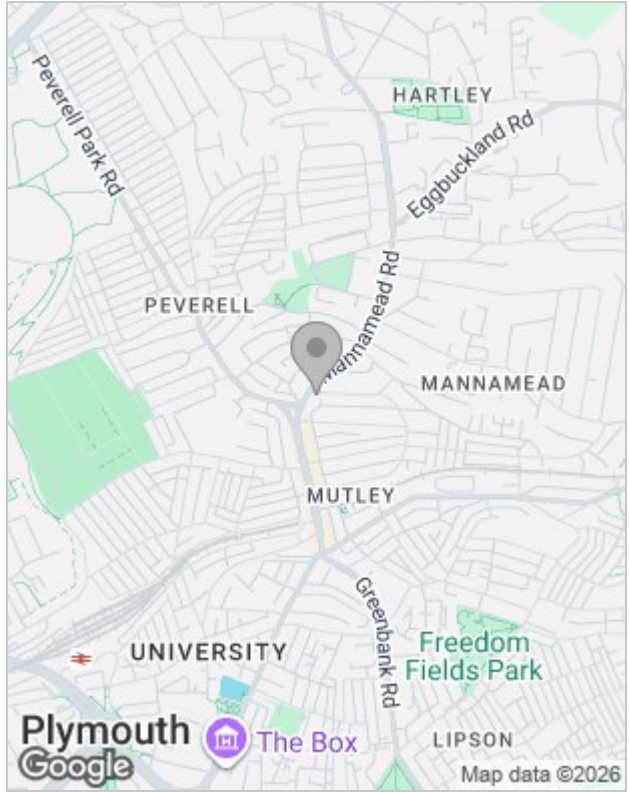




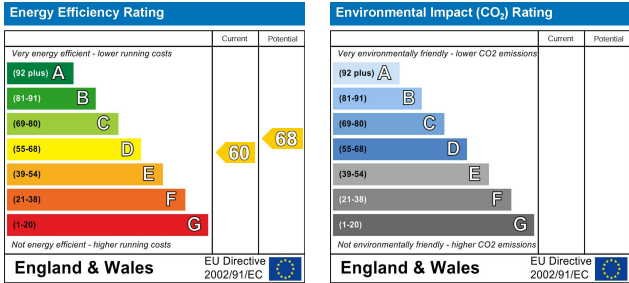
Floor Plans



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