DC LANE

SELL • LET • MANAGE

Windermere Crescent, Plymouth, PL6 5HX

£480,000 Freehold

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Windermere Crescent

Plymouth, PL6 5HX

£480,000

- Detached Family Home
- Derriford Location
- Conservatory
- Double Garage
- No Chain
- Four Bedrooms
- Generous Corner Plot
- Driveway Ample Vehicles
- Extensive Garden
- Council Tax Band E

Occupying a generous corner plot in a highly desirable Derriford location, this detached residence was built in the 1970's and has remained within the same family for over 50 years. Now offered with no onward chain, it presents a rare opportunity for a new family to create a long term home or for investors to unlock it's full potential.

The accommodation begins with a welcoming entrance hallway featuring a striking tall window that floods the space with natural light. This leads into a spacious dual aspect lounge complete with stone fireplace and patio doors opening into a conservatory providing a seamless connection to the garden. Bifold doors from the lounge open into the dining room creating flexible living and entertaining space. The kitchen offers ample fitted units and flows directly into a practical utility room with direct access to the garden. A WC and useful storage cupboard complete the ground floor accommodation. To the first floor the master bedroom benefits from built in wardrobes, a walk in closet and door opening onto a private balcony enjoying elevated views over the surrounding area. An en suite bathroom features a shower over the bath, there are two further bedrooms one with built in wardrobes, an additional single bedroom with storage and a separate shower room.

Externally the property boasts a brick paved driveway providing off road parking for multiple vehicles leading to a double garage with electric door and pedestrian access. Two side gates offer access around the property to the generous rear garden which is mainly laid to lawn with paved seating areas ideal for outdoor entertaining.

While the property would benefit from modernisation, it offers excellent scope to reconfigure the layout including the potential removal of internal walls to create open plan living suited to modern lifestyle. This is a prime investment opportunity in an enviable location offering space, versatility and enormous potential, a viewing is highly recommended.

Ground Floor	
Lounge	10'10" x 22'7" (3.32 x 6.90)
Dining Room	9'7" x 9'11" (2.93 x 3.03)
Kitchen	8'6" x 15'2" (2.60 x 4.63)
Utility Room	8'6" x 6'11" (2.60 x 2.11)
Conservatory	10'10" x 7'9" (3.32 x 2.37)
First Floor	
Bedroom One	15'2" x 10'5" (4.63 x 3.18)
En Suite	4'9" x 6'9" (1.45 x 2.06)
Bedroom Two	10'11" x 12'4" (3.34 x 3.77)
Bedroom Three	10'11" x 9'8" (3.34 x 2.97)
Bedroom Four	6'9" x 8'11" (2.08 x 2.73)
Shower Room	8'6" x 4'4" (2.60 x 1.34)

External	
Garage	16'4" x 16'0" (4.99 x 4.88)

Directions

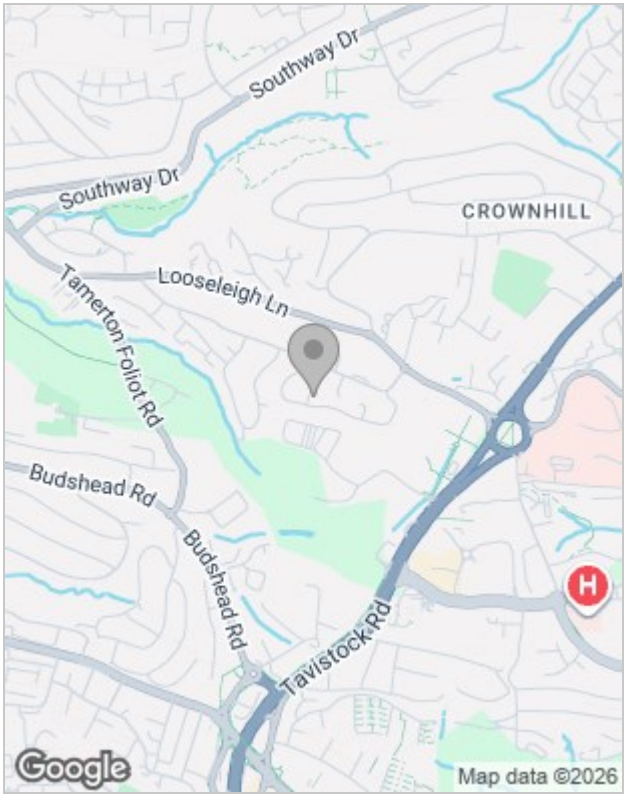
From the office turn right onto Mannamead Rd/B32501.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road to Tavistock0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.7 mi Keep left to continue on Tavistock Rd/A386 0.4 mi At Derriford Roundabout, take the 1st exit onto Looseleigh Ln At the roundabout, take the 1st exit onto Leatfield Dr Turn left onto Windermere Cres Turn right to stay on Windermere Cres and the property will be found on the right.

Council Tax Band: E

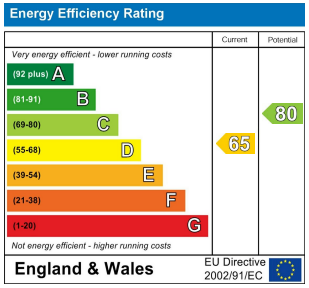
Scan for Material Information

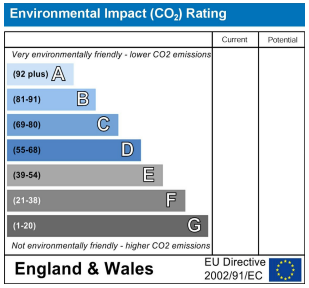
Floor Plans

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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