DC LANE

SELL • LET • MANAGE

Priory Road, Plymouth, PL3 5EW

£250,000 Freehold

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Priory Road

Plymouth, PL3 5EW

£250,000

- Delightful End Terraced Cottage
- Lower Compton Village
- Deceptaively Spacious
- Tremendous Works Completed
- Charming Front & Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Beautifully Curated
- Ideal First Time Buy
- Council Tax Band B

DC Lane are thrilled to present this exceptional end terrace cottage, tucked away in Lower Compton Village, offering easy access to local amenities, transport links and the City.

From the moment you arrive, it is clear this is a home of rare distinction. Exquisitely presented throughout, the property blends contemporary elegance with warmth, charm and character in perfect harmony. The welcoming porch opens into the reception room a space that quite simply takes your breath away. A stunning herringbone floor flows seamlessly underfoot, while a contemporary woodburner creates a striking focal point and an inviting ambience. Opening into a beautifully refined dining area, this spectacular space is perfectly suited for a statement table and chairs, an elegant backdrop where the current owners have hosted many memorable soirees and dinner parties. Beyond lies the beautifully appointed cottage kitchen, fully equipped with direct access to the rear garden ideal for effortless indoor outdoor living. The staircase, finished with elegant sisal flooring, rises to the first floor where three tastefully curated bedrooms await. Two doubles enjoy elevated outlooks one to the front and one overlooking the garden while a third bedroom offers versatility as a guest room, nursery or home office. These are served by a well appointed bathroom and a separate WC, both finished to an excellent standard.

Externally, the low maintenance private rear garden is reminiscent of a European retreat, a tranquil, curated space perfect for al fresco dining or relaxed afternoons. A side path and gate provide convenient access to the front, where an additional seating area enjoys a desirable south facing aspect, the perfect setting to savour a glass of something chilled in the sunshine.

Beautifully curated at every turn, this spectacular home is offered with the option to be sold as a complete show home with all furniture included, a viewing is highly recommende

Ground Floor	
Porch	
Lounge	15'7" x 12'10" (4.76 x 3.93)
Dining Room	14'2" x 10'9" (4.34 x 3.29)
Kitchen	7'3" x 10'5" (2.22 x 3.18)
First Floor	
Bedroom One	9'6" x 12'10" (2.90 x 3.92)
Bedroom Two	10'6" x 9'8" (3.21 x 2.97)
Bedroom Three	6'11" x 9'8" (2.13 x 2.95)
Bathroom	6'1" x 6'11" (1.86 x 2.12)
WC	3'2" x 4'0" (0.98 x 1.22)

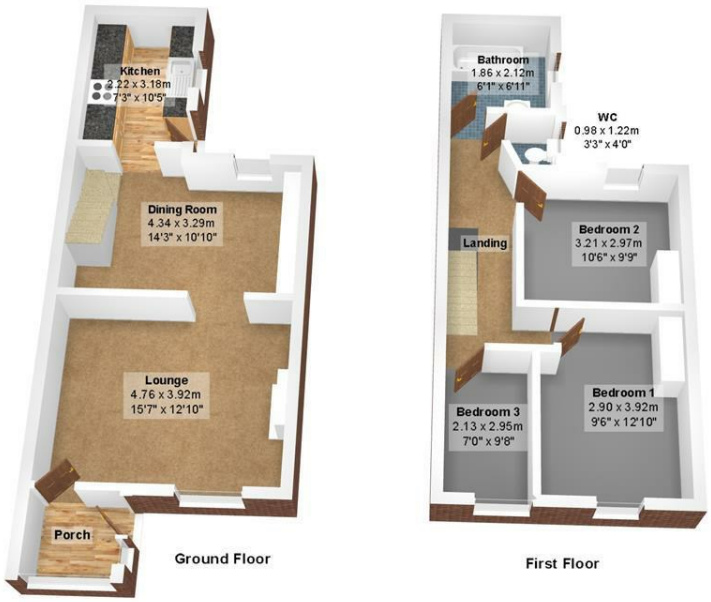
Directions

From the office Turn right onto Mannamead Rd/B3250 0.3 mi Turn right onto Compton Park Rd 0.3 mi Continue onto Lower Compton Rd 0.1 mi and Turn left onto Priory Rd and the property can be found on the right

Scan for Material Information

Council Tax Band: B

Floor Plans



Total Approximate Area - 86.1 m² ... 926 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis- statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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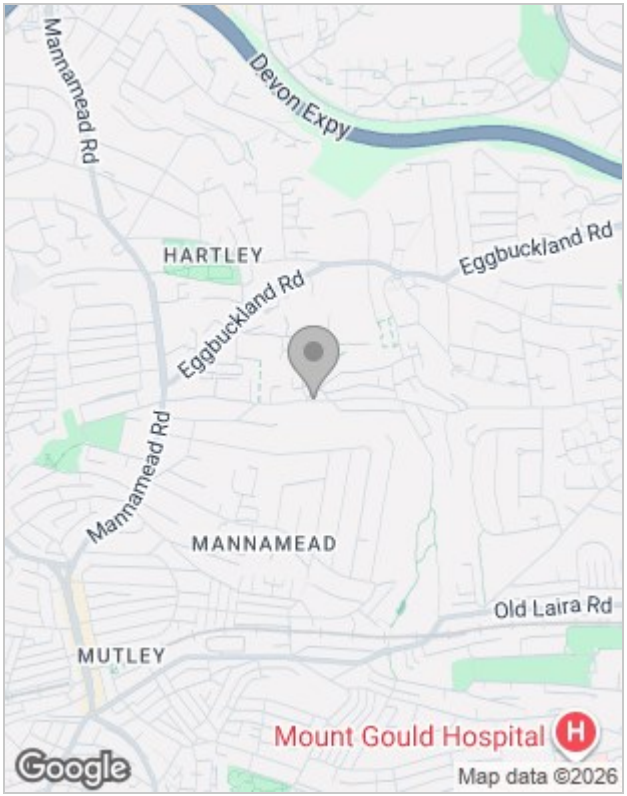
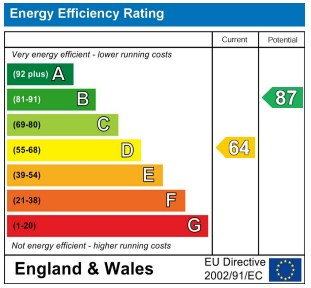
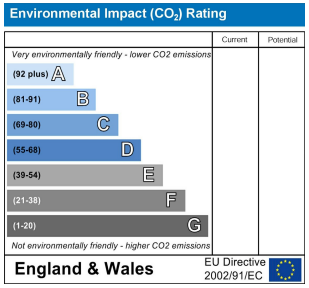
Location Map



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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