



SELL • LET • MANAGE

Mount Gould Road, Plymouth, PL4 7PX

£350,000 Freehold

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£350,000

# Mount Gould Road

## Plymouth, PL4 7PX

- Three Storey Mid Terraced House
- Lipson Location
- Open Plan Living
- Spacious Accommodation
- Basement Cellar
- Three Double Bedrooms
- Spectacular Sea Views
- Two Bathrooms
- Delightful Long Garden
- Council Tax Band C

DC Lane are proud to introduce to the market this splendid mid terraced period family home, ideally positioned in the popular area of Mount Gould. Rich in original features, the property offers generous and versatile accommodation arranged over three storeys, all complemented by the most spectacular sea views across Plymouth Sound and beyond.

Perfectly suited to modern family living and entertaining, the accommodation comprises an entrance porch leading into a welcoming hallway, which in turn opens to two elegant reception rooms featuring attractive stripped flooring. These flow through to a modern kitchen with ample units, a central peninsula and direct access to the rear garden. A utility room and ground floor WC complete the ground floor layout.

On the first floor a spacious landing provides access to two generous double bedrooms along with two modern family bathrooms. The second floor is home to an exceptional bedroom boasting breathtaking panoramic views over Plymouth Sound, stretching as far as the Rame Head Peninsula. Flooded with natural light from dual aspects, this truly is a "room with a view". The property previously benefitted from a terrace accessed from this room, which could be reinstated, as seen in neighbouring homes.

Externally, the property also offers a substantial basement cellar, accessed externally and potentially internally via a concealed doorway, providing extensive storage and spanning the full length of the house. The rear garden extends to approximately 90ft and features mature shrubbery, lawned and decked areas, an ideal space for relaxing or entertaining. Neighbouring properties have further enhanced similar gardens with summer houses or home offices, highlighting the potential on offer.

This attractive family home enjoys a convenient location with easy access to the A38, City Centre and a wide range of local amenities. With natural light flooding throughout and those enviable sea views a viewing is highly recommended.



### Ground Floor

Lounge	11'11" x 16'6" (3.65 x 5.05)
Dining Room	11'11" x 18'4" (3.65 x 5.59)
Kitchen	5'11" x 11'8" (1.82 x 3.56)
Utility Room	10'1" x 4'1" (3.08 x 1.27)
Cloakroom/WC	3'1" x 4'7" (0.95 x 1.40)

### First Floor

Bedroom Two	11'11" x 16'0" (3.65 x 4.90)
Bedroom Three	11'11" x 14'0" (3.65 x 4.28)
Bathroom	5'11" x 8'3" (1.82 x 2.54)
Bathroom	5'11" x 8'9" (1.82 x 2.67)

### Second Floor

Bedroom One	9'8" x 23'11" (2.95 x 7.29)
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Basement

Basement Internal Area

6'10" x 23'2" (2.10 x 7.07)

### Directions

Head south on Mutley Plain/B3250 for 0.2 mi and Continue onto Greenbank Rd/B3238. Turn left onto Longfield Pl and Turn right onto Kensington Rd and then Slight right onto Queen's Rd for 0.2 mi. Turn right onto Lipson Rd and then Turn left onto Mount Gould Rd for 0.3 mi and the property can be found on the right.

### Scan for Material Information

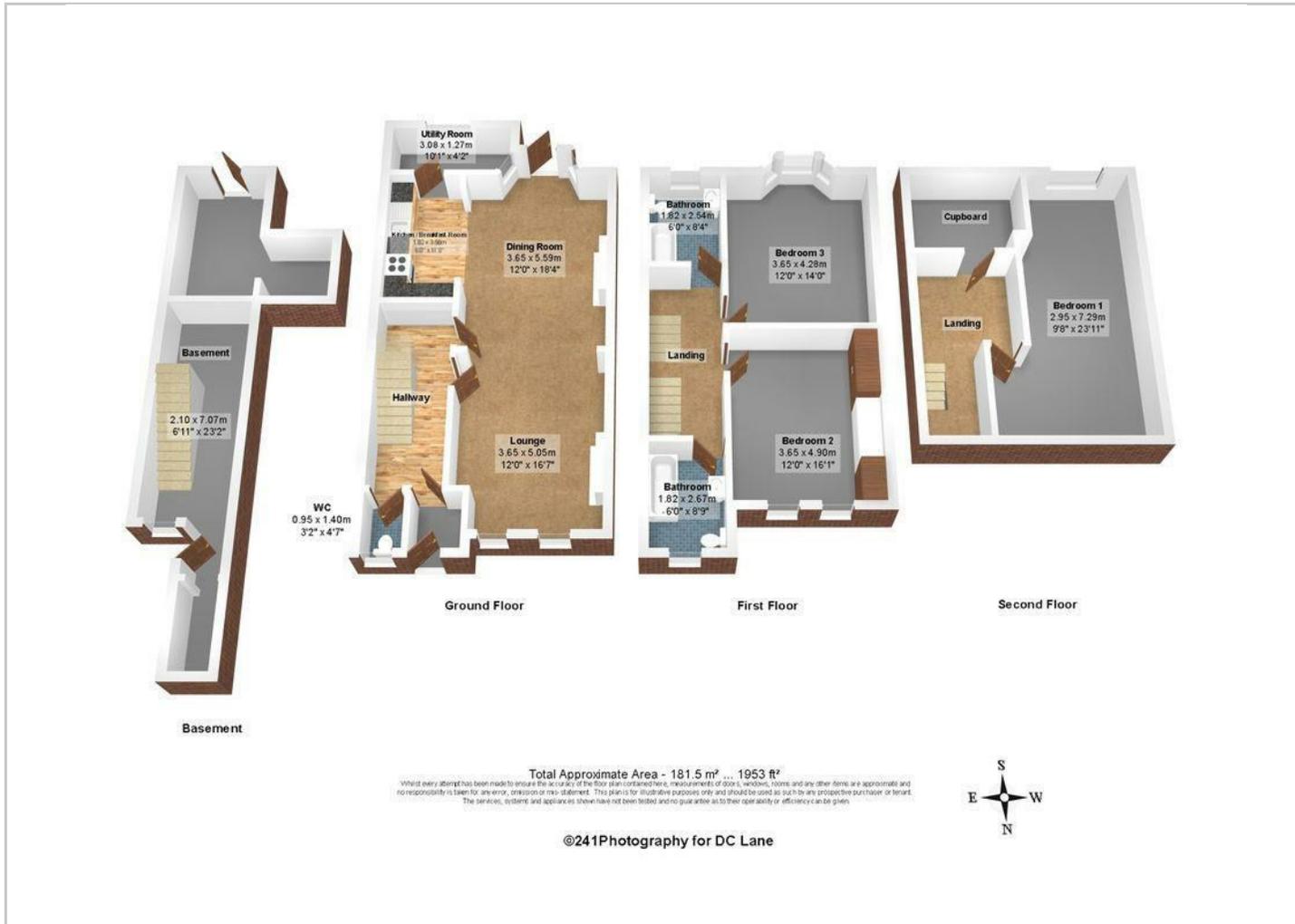


**Council Tax Band: C**

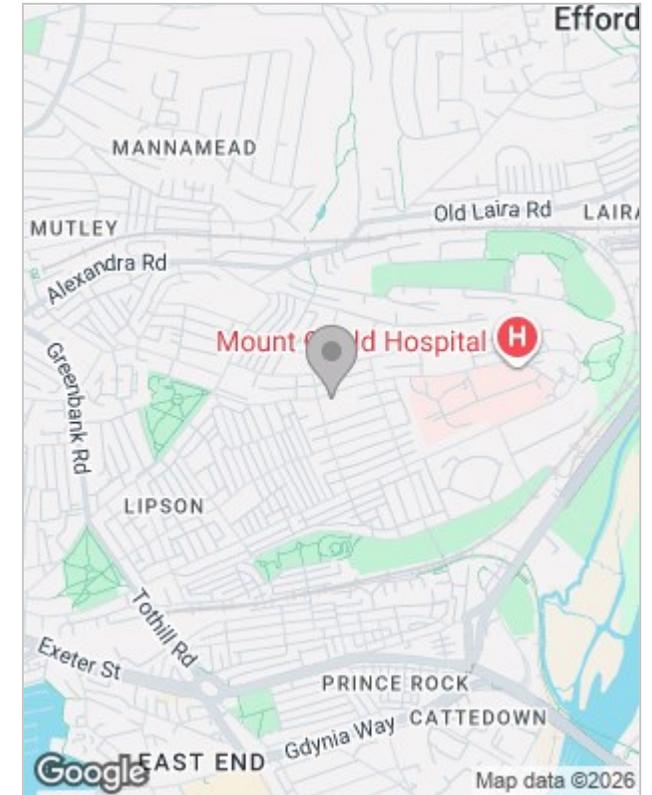




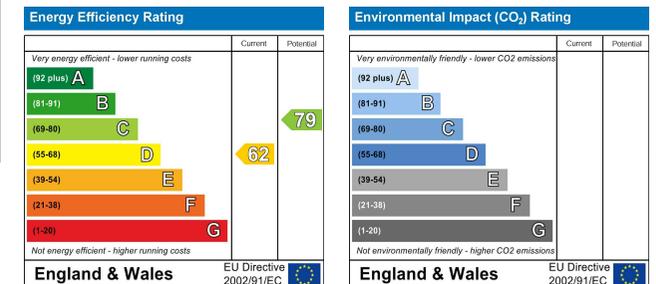
## Floor Plans



## 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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