DC LANE

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St. Martins Avenue, Plymouth, PL3 4QS

£310,000 Freehold

3 1 2 C

St. Martins Avenue

Plymouth, PL3 4QS

£310,000

- Mid Terraced Family Home
- Sought After Peverell Location
- Well Presented Throughout
- Generous Accommodation
- Garage & Cellar
- Three Bedrooms
- Open Plan Living
- Wood Burning Stove
- Rear Courtyard Garden
- Council Tax Band C

DC Lane are delighted to present this impressive mid terrace family home, situated in the highly sought after Peverell area. Ideally positioned for easy access to the A38 and City Centre, the property is within close proximity of well regarded local schools and the green expanse of Central Park.

Beautifully presented and thoughtfully reconfigured for modern family living and entertaining, the home welcomes you through a vestibule into a striking open plan living space. The former dining room wall has been removed to create a seamless flow with the kitchen enhanced by stylish navy panelled cabinetry incorporating integrated appliances including a fridge freezer, dishwasher and pull out pantry. The dining area offers ample space for a statement table and chairs, making it ideal for hosting. Leading into the lounge, the space is rich in character with stripped floorboards that feature throughout the ground floor, sliding doors, ornate cornicing, window seat with under storage and a contemporary wood burning stove that forms a warm and captivating focal point.

To the first floor, the generous principal bedroom is enhanced by a bay window, alongside a further double bedroom and a well proportioned single bedroom. These are served by a well appointed family bathroom, complete with a shower over the bath.

Externally, there is a lovely courtyard garden, along with a garage with an up-and-over door, along with additional low level cellar space and external storage. There is also an outside WC and a separate boiler/utility room, housing a boiler installed just six months ago.

This superb period home has been thoughtfully updated to suit contemporary living while retaining its characterful charm. Distinctively presented, it will appeal to families seeking excellent school catchments as well as couples looking for a stylish and conveniently located home. A viewing is highly recommended to fully appreciate all that this enviable property has to offer.

Ground Floor	
Lounge	12'7" x 13'3" (3.85 x 4.05)
Dining Room	10'8" x 13'3" (3.26 x 4.06)
Kitchen	7'0" x 19'7" (2.15 x 5.97)
First Floor	
Bedroom One	11'7" x 13'2" (3.55 x 4.03)
Bedroom Two	10'6" x 13'4" (3.21 x 4.08)
Bedroom Three	6'1" x 9'3" (1.86 x 2.84)
Bathroom	7'2" x 7'0" (2.20 x 2.15)
External	
Garage	10'1" x 19'1" (3.08 x 5.84)

Directions

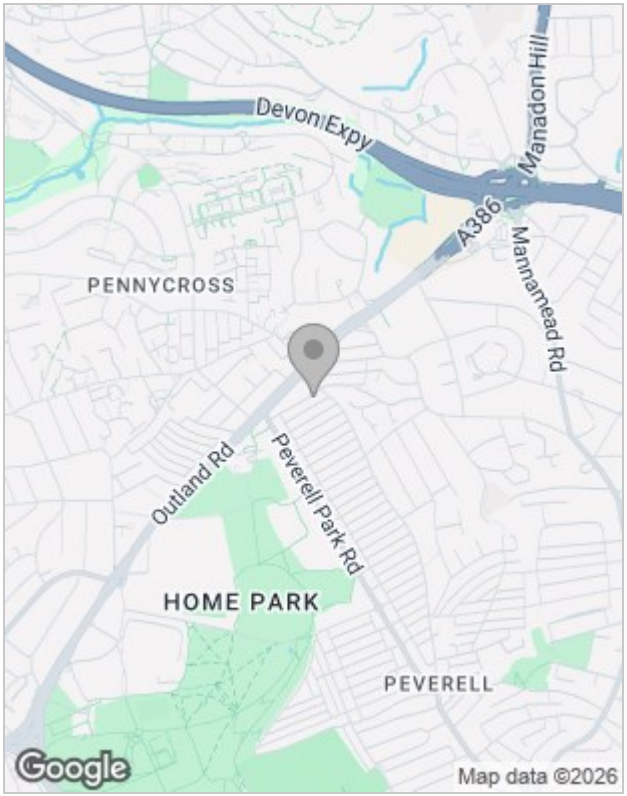
From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Weston Park Road. Turn left onto St Martin's Ave and the property can be found on the left

Scan for Material Information

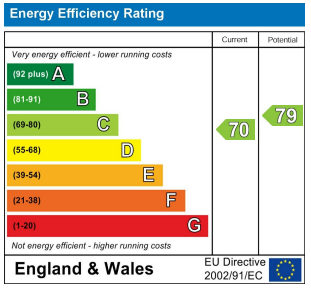
Council Tax Band: C

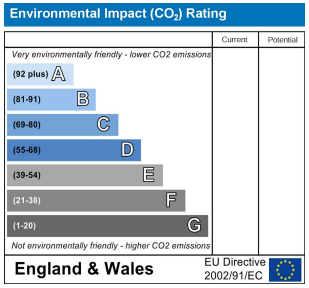
Floor Plans

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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