



DC
LANE

SELL • LET • MANAGE

Rutland Road, Plymouth, PL4 7BG

£135,000 Leasehold - Share of Freehold

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Rutland Road

Plymouth, PL4 7BG

- First Floor Apartment
- Mannamead Location
- New 999 Year Lease
- Well Appointed Kitchen
- No Onward Chain
- One Double Bedroom
- Loft Space with Velux
- Far Reaching Views
- Rear Garden
- Council Tax Band A

NEW 999 YEAR LEASE BEING CREATED ALONG SIDE SALE

DC Lane are delighted to present this charming first floor apartment, ideally positioned at the top of a quiet cul-de-sac in popular Mannamead with the added benefit of on street parking.

Forming part of a property divided into just two flats, the apartment is accessed via a communal entrance with stairs rising to the first floor. Upon entering, you are welcomed into a spacious and light filled home offering well proportioned accommodation throughout.

The impressive lounge spans the full width of the property, enjoying far reaching views across the surrounding roofscape and providing ample space for statement furnishings. A generous double bedroom offers comfortable accommodation, while the bathroom is fitted with a shower over the bath.

The well appointed kitchen is a standout feature, boasting an abundance of worktop space, a Belfast sink, integrated washing machine and a range of fitted units. There is also plenty of room for a large dining table and chairs, making it an ideal space for both everyday living and entertaining. A door leads directly to the rear garden, which features a terrace and a lawned area.

A set of space saving stairs leads to a substantial loft space, enhanced by Velux windows, offering excellent versatility for storage or potential additional use (subject to any necessary consents).

Further benefits include a share of the freehold, a new long lease, an abundance of natural light throughout and the advantage of no onward chain.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

£135,000



First Floor

Lounge	17'3" x 12'5" (5.26 x 3.81)
Kitchen/Breakfast Room	13'1" x 15'2" (4.01 x 4.63)
Bedroom	12'0" x 12'4" (3.66 x 3.78)
Bathroom	5'6" x 10'8" (1.70 x 3.27)
Loft Space	12'3" x 18'4" (3.75 x 5.60)





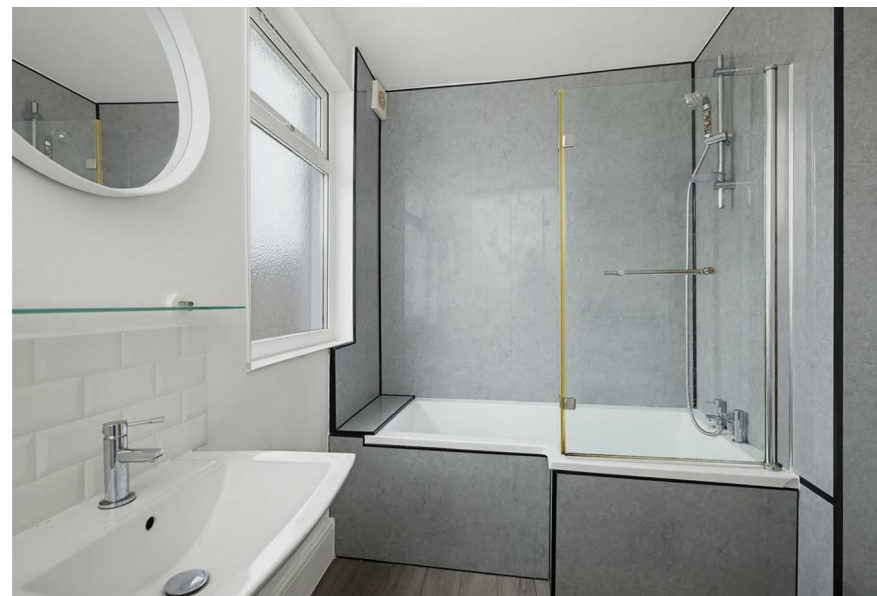
Directions

From the office turn right onto Mannamead Rd/B3250 0.2 mi Turn right onto Elm Rd 0.1 mi and turn left onto Rutland Road, the property can be found at the top on the left.

Scan for Material Information

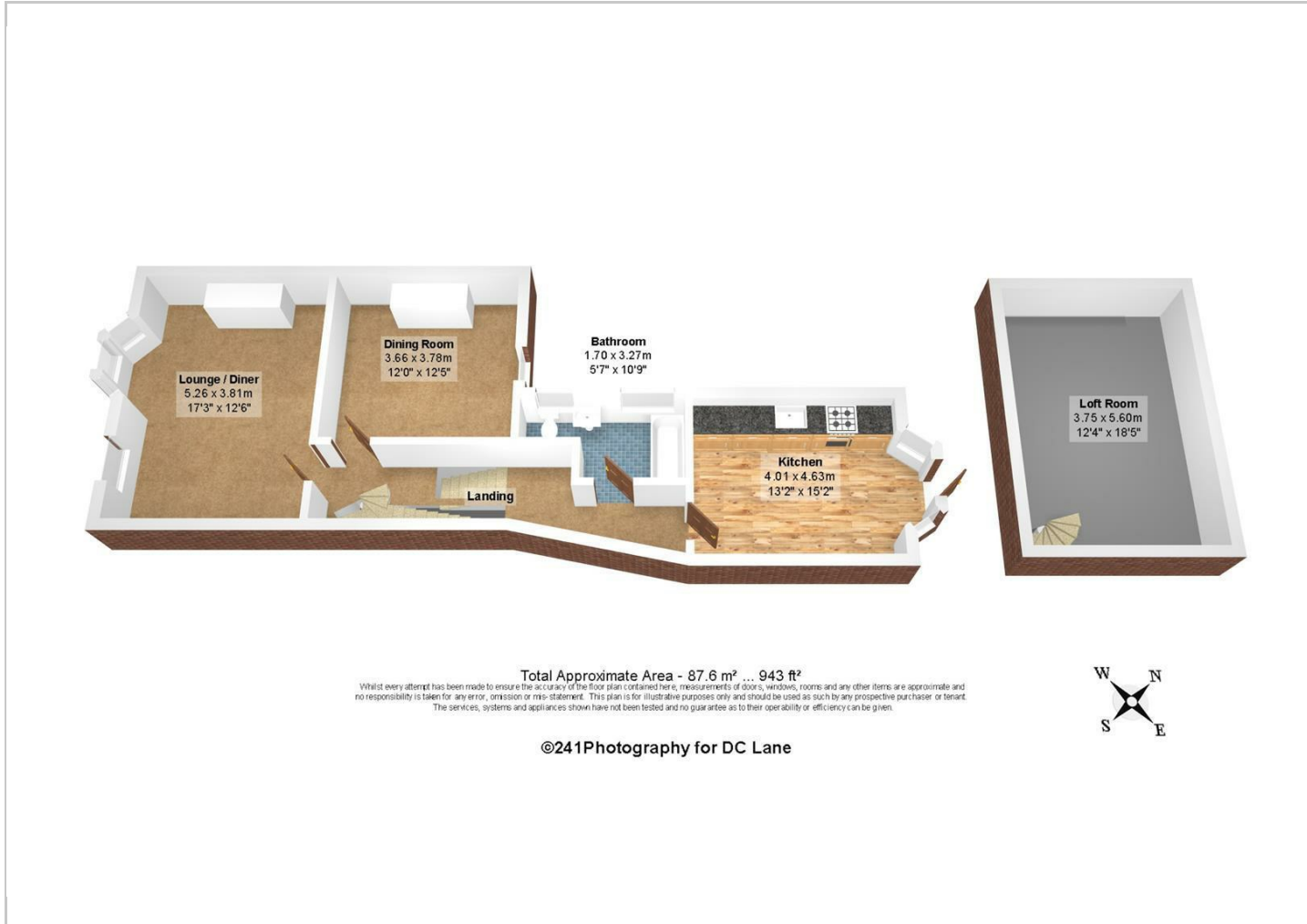


Council Tax Band: A

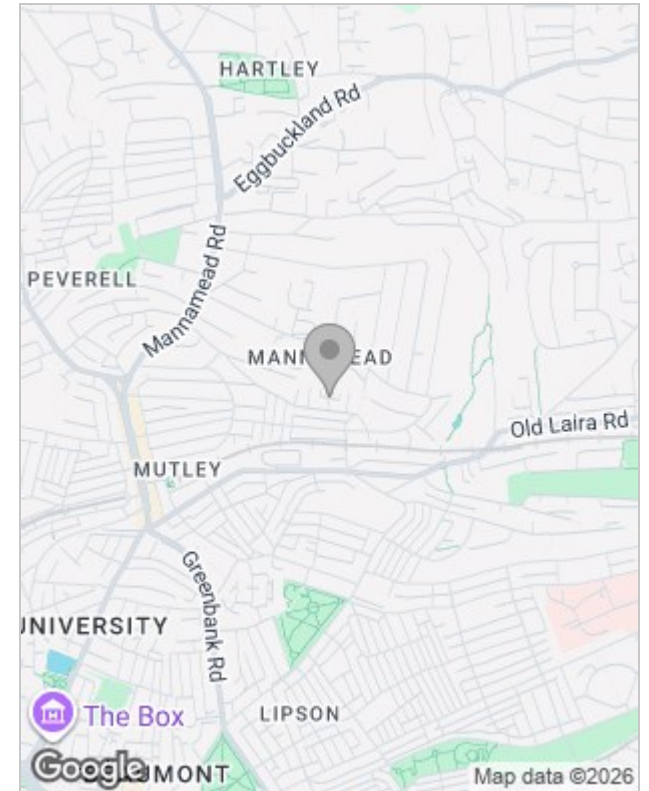




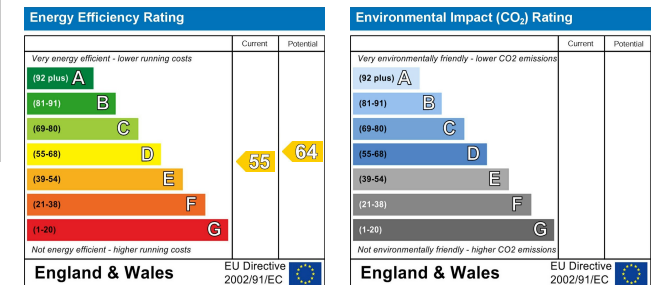
Floor Plans



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.

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