

DC LANE

SELL • LET • MANAGE

Brownlow Street, Plymouth, PL1 3PU

£260,000 Leasehold

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COME TO GOOD

Brownlow Street

Plymouth, PL1 3PU

£260,000



- Double Fronted Terraced Cottage
- Millbay's Coastal Quarter
- Lounge with Woodburner
- Delightful Rear Garden
- No Onward Chain
- Thee Bedrooms
- Contemporary Kitchen
- Full of Character & Charm
- Ideal First Time Buy
- Council Tax Band B

DC Lane are thrilled to offer this characterful double fronted cottage style family home, brimming with charm and close to the waterfront in Millbay, Plymouth's coastal quarter. This location offers the best of city and waterside living. Just a short walk to the vibrant city centre and moments from King Point Marina and the popular Royal William Yard with its restaurants, cafés and bars.

Stepping through the front door, the welcoming entrance hall leads to a delightful lounge on the left, a wonderfully cosy space bathed in natural light and at its heart sits a characterful wood burning stove, creating the perfect atmosphere for relaxed evenings and winter nights in. Across the hallway, the home opens into a superb kitchen diner, thoughtfully designed with exquisite quality cabinetry, integrated appliances and a stylish peninsular an ideal spot to perch with a glass of something while cooking or entertaining. There is ample space for a large fridge freezer and the layout creates a wonderful sociable environment with space for a table perfect for gatherings and oak french doors opening to the garden. Upstairs, the first floor hosts a principal bedroom with built in wardrobes, alongside a further double bedroom and a single bedroom served by a well appointed family bathroom, complete with a shower over the bath.

Externally, the property continues to impress. There is a convenient utility room and additional storage shed providing excellent practical space. The charming rear garden is a wonderfully private retreat, paved and enclosed by high walls creating a peaceful and sheltered setting. With festoon lights gently glowing overhead, the space takes on a magical feel in the evenings, perfect for summer gatherings, relaxed outdoor dining and memorable evenings.

Full of personality and warmth throughout, this characterful home simply must be viewed to be fully appreciated ... it truly oozes charm and with no onward chain a viewing is most definitely recommended.





Ground Floor	
Lounge	15'5" x 10'11" (4.71 x 3.33)
Kitchen/Diner	10'10" x 20'6" (3.32 x 6.26)
First Floor	
Bedroom One	13'1" x 10'11" (4.01 x 3.33)
Bedroom Two	10'5" x 10'11" (3.19 x 3.33)
Bedroom Three	9'6" x 9'1" (2.90 x 2.77)
Bathroom	5'6" x 6'5" (1.70 x 1.98)
External	
Utility Room	3'6" x 7'10" (1.08 x 2.39)
Storage Shed	4'5" x 7'6" (1.36 x 2.29)



Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and Brownlow Street can be found on the right.

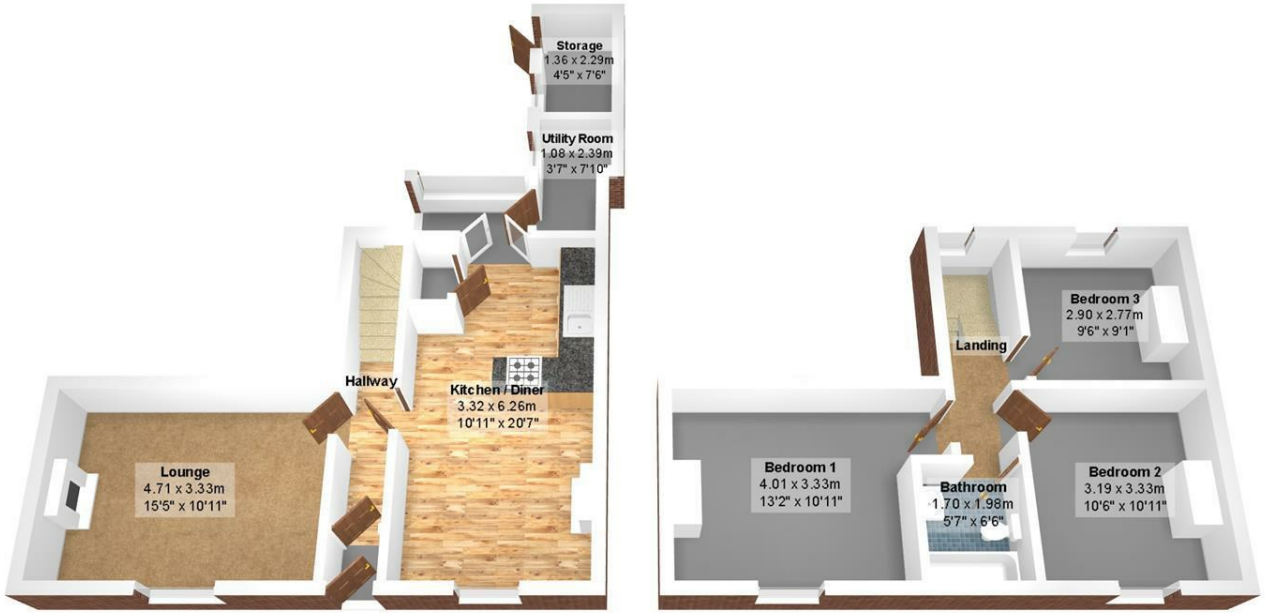
Scan for Material Information

Council Tax Band: B





Floor Plans

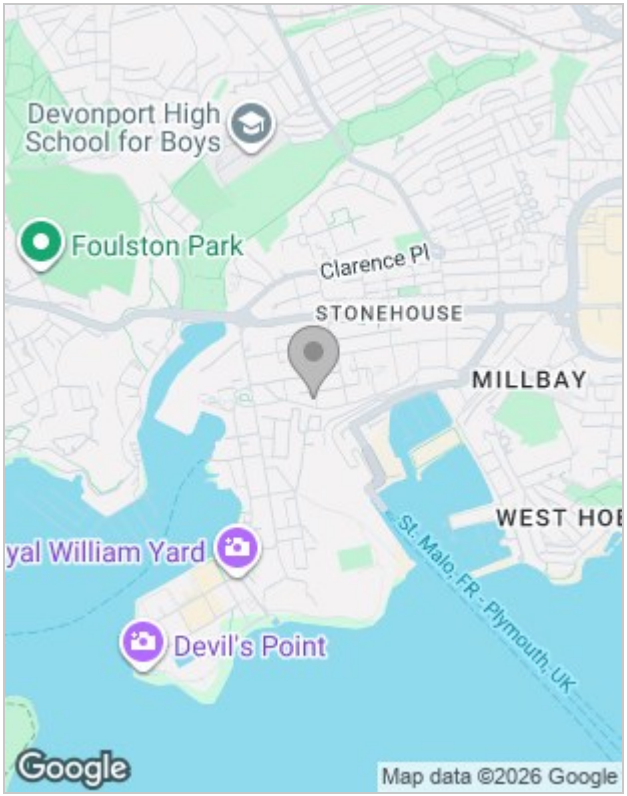


Total Approximate Area - 95.9 m² ... 1032 ft²

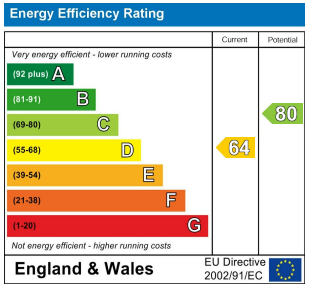
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis- statement. This plan is for illustrative purposes only and should be used 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.

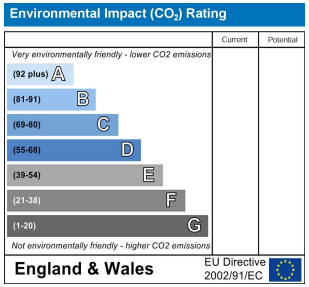
©241Photography for DC Lane

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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