DC LANE

SELL • LET • MANAGE

Park Avenue, Plymouth, PL1 4BE

Asking Price £165,000 Freehold

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Park Avenue

Plymouth, PL1 4BE

Asking Price £165,000

- Rarely Available 1930s Three-Bedroom Semi-Detached Home
- Spacious Layout With Three Double Bedrooms
- Generous Wraparound Garden
- No Onward Chain
- Parking space
- Located In The Regenerating Area Of Devonport, Plymouth
- Separate Lounge, Dining Room and Kitchen
- Gas Central heating and Double Glazed Windows
- Garage
- Council Tax Band A

DC Lane are delighted to present this rarely available three-bedroom semi-detached home, situated in the ever-evolving area of Devonport. With significant redevelopment in recent years, properties of this style are now few and far between, making this a unique opportunity for buyers seeking something with both character and potential. Conveniently located close to local amenities, transport links and Plymouth city centre, the property is well positioned for a range of lifestyles.

Dating back to the 1930s, the home retains its traditional layout and charm, offering spacious accommodation throughout. Upon entering, you are welcomed into a central hallway with stairs rising to the first floor. The ground floor comprises a generously sized separate lounge, providing a comfortable living space, along with a separate dining room featuring large sliding doors that open directly onto the garden, creating a bright and airy environment. The kitchen is also well-proportioned and offers direct access outside, adding to the practicality of the layout.

Upstairs, the property continues to impress with three well-sized double bedrooms, offering ample space for families or those needing additional room for home working. There is a family bathroom along with a separate WC, enhancing convenience for day-to-day living.

Externally, the property boasts a substantial wraparound garden, providing plenty of outdoor space with excellent potential for landscaping or extension, subject to the necessary permissions. A standout feature is the roll-up garage door, allowing vehicle access into the garden for secure off-road parking, in addition to a separate garage currently used for storage.

Offered to the market with no onward chain, the property does require modernisation but presents an exciting opportunity to create a fantastic home tailored to individual taste. With its generous plot, traditional features and rarity within the area, a viewing is highly recommended.

Ground Floor	
Kitchen	13'10" x 9'0" (4.24 x 2.75)
Lounge	11'4" x 14'0" (3.47 x 4.29)
Dining Room	14'2" x 9'11" (4.34 x 3.04)
First Floor	
Bedroom 1	11'8" x 14'0" (3.58 x 4.29)
Bedroom 2	14'7" x 8'5" (4.45 x 2.57)
Bedroom 3	8'4" x 10'6" (2.56 x 3.22)
Bathroom	4'11" x 7'5" (1.52 x 2.27)
WC	5'8" x 2'0" (1.75 x 0.61)

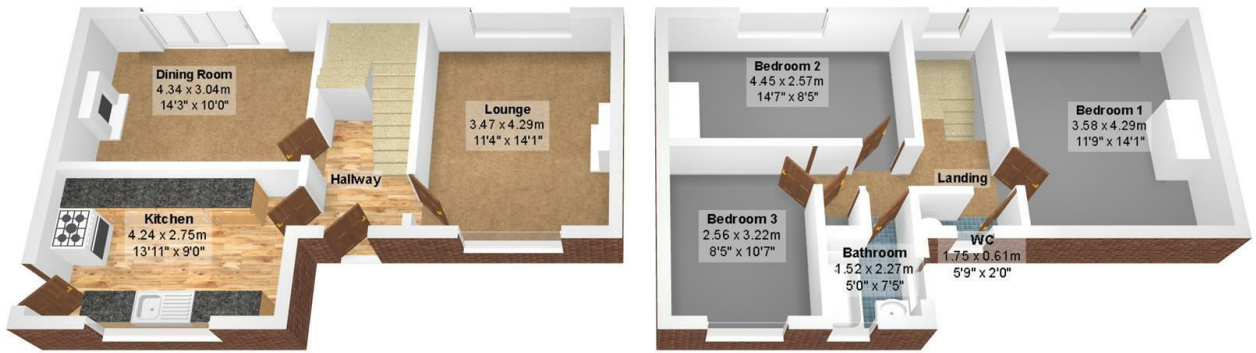
Directions

Starting from 99 Mutley Plain, head west along Mutley Plain (B3250) towards the city centre, continuing straight as the road becomes North Hill. Proceed through the roundabout, taking the second exit onto the A374 (Western Approach), following signs for Devonport and Torpoint. Continue along this route as it merges into the A3064, then carry on downhill onto Devonport Road (B3396). At the traffic lights, turn right onto Fore Street into Devonport, then continue through the area before turning left onto Park Avenue. Follow Park Avenue along until you reach number 58, which will be on your route.

Council Tax Band: A

Scan for Material Information

Floor Plans



Ground Floor First Floor

Total Approximate Area - 98.9 m² ... 1065 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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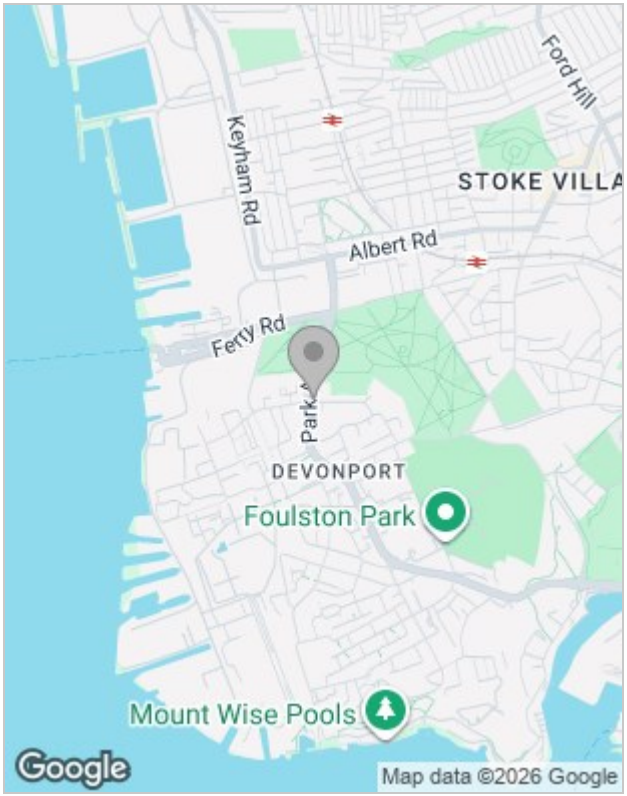
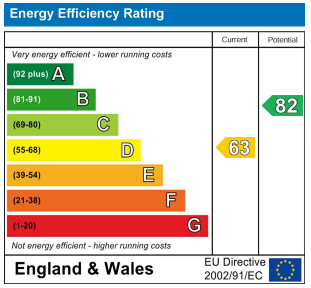
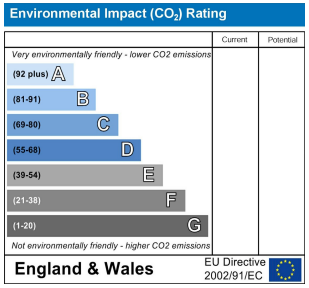
Location Map



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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