DC LANE

SELL • LET • MANAGE

Rothbury Close, Plymouth, PL6 8TX

Offers Over £325,000 Freehold

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Rothbury Close

Plymouth, PL6 8TX

Offers Over £325,000

- Sought After Thornbury Location, Close to Derriford Hospital
- Three Bedroom Bungalow
- Open Plan Lounge and Dining Area/Kitchen
- Garage Providing Useful Storage or Parking
- Excellent Scope for Modernisation and Improvement
- Quiet Cul-De-Sac Position
- Two Double Bedrooms Plus Additional Office/Single Bedroom
- Large Driveway With Parking for Multiple Vehicles
- Generous Rear Garden
- Council Tax Band D

DC Lane are delighted to present this spacious three bedroom bungalow, peacefully positioned within a quiet cul-de-sac in the highly sought after area of Thornbury, perfectly located for easy access to Derriford Hospital, local amenities, transport links and the A38.

Offering generous proportions throughout and brimming with potential, this well loved home presents a wonderful opportunity for a purchaser to modernise and create something truly special. Set back from the road, the property enjoys an impressive driveway providing parking for multiple vehicles, alongside the added benefit of a garage.

Internally, the accommodation flows beautifully, with a bright and spacious open plan lounge and dining area forming the heart of the home, a versatile and sociable space perfectly suited to both everyday living and entertaining. Large windows allow natural light to pour through, while the layout offers exciting scope for contemporary enhancement and personalisation.

The bungalow offers two well proportioned double bedrooms together with a third room ideal as a home office, nursery or occasional bedroom. These are served by a family bathroom, while the overall footprint of the property provides excellent flexibility for a variety of buyers.

Externally, the generous rear garden offers an abundance of space and potential, whether for keen gardeners, family enjoyment or future landscaping aspirations. The peaceful setting combined with the substantial outside space creates a wonderful sense of privacy and tranquillity rarely found so close to the city.

With its highly desirable location, spacious accommodation and exciting opportunity to modernise, this charming bungalow offers the perfect chance to create a superb long term home, and an early viewing is highly recommended.

Ground Floor	
Bedroom 1	11'5" x 10'7" (3.48 x 3.24)
Lounge	10'11" x 16'4" (3.34 x 5.00)
Kitchen/Diner	10'11" x 20'0" (3.34 x 6.12)
Bedroom 2	8'3" x 11'5" (2.53 x 3.49)
Bedroom 3	5'10" x 8'2" (1.79 x 2.49)
Bathroom	7'8" x 6'2" (2.35 x 1.88)
Garage	9'11" x 19'9" (3.04 x 6.04)

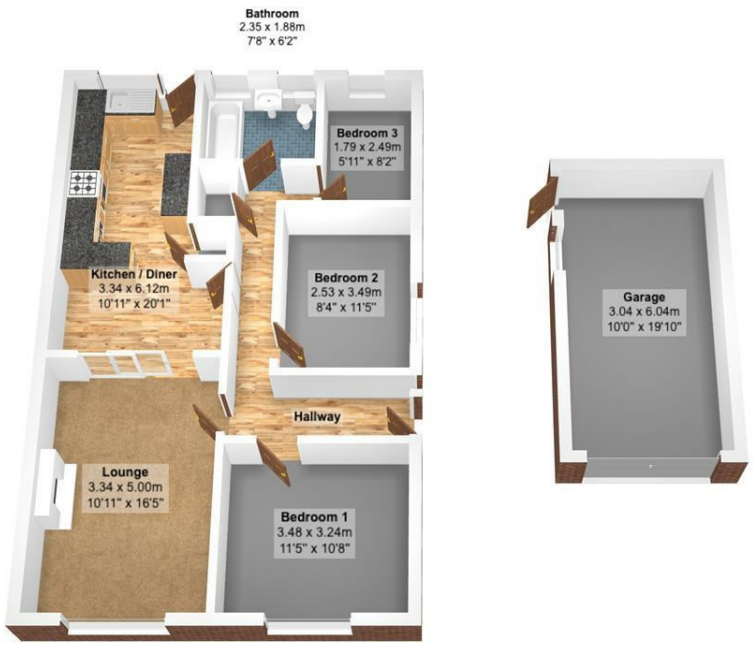
Directions

From 99 Mutley Plain, head north onto Tavistock Road (A386) towards Derriford and continue for approximately 2.5 miles. At Derriford Roundabout, take the exit towards Brest Road / Estover, continue along Brest Road, then turn right onto Miller Way. Take the next left onto Rothbury Gardens and then turn right into Rothbury Close, the property will be on the right-hand side.

Scan for Material Information

Council Tax Band: D

Floor Plans



Ground Floor

Total Approximate Area - 97.1 m² ... 1045 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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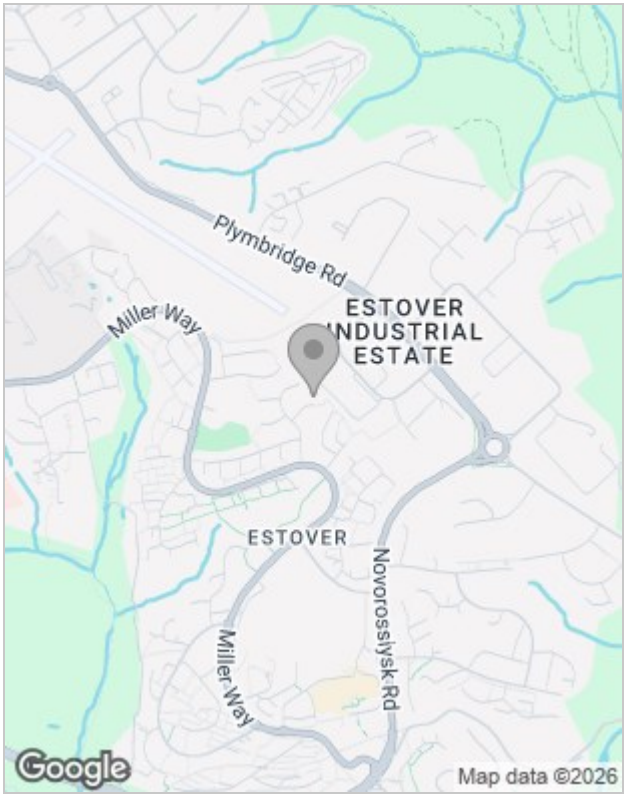
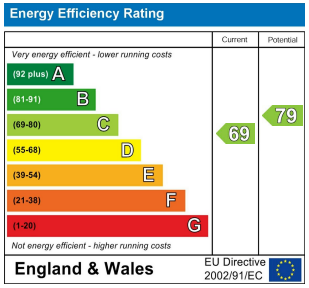
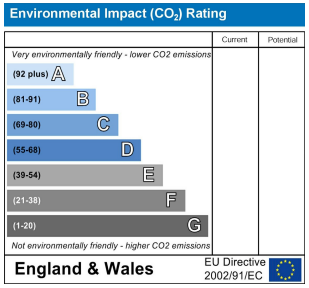
Location Map



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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