

DC LANE

SELL • LET • MANAGE

Darwin Crescent, Plymouth, PL3 6DT

Asking Price £273,000 Freehold

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Darwin Crescent

Plymouth, PL3 6DT

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- Elevated Position with Far-Reaching Views Across River Plym
- Generous Driveway
- Separate Dining Room with Direct Garden Access
- Two Generous Double Bedrooms Plus Versatile Third Bedroom
- Peaceful Residential Setting In a Sought After Location
- Three Bedroom Semi-Detached Family Home
- Garage Positioned Conveniently at the end of the Driveway
- Spacious Galley-Style Kitchen
- Vacant Property and No Onward chain
- Council Tax Band C

Set in an elevated and enviable position, this attractive three-bedroom semi-detached home enjoys wonderful far-reaching views across to the River Plym, offering a sense of space, light and privacy. Available with no onward chain and presented vacant, it represents an excellent opportunity for immediate occupation and personalisation.

From the outset, the home benefits from a generous driveway providing parking for multiple vehicles, leading to a garage with an access pit, which provides a useful and practical tool for anyone interested in vehicle maintenance. The elevated setting enhances both outlook and presence, while the quiet residential location ensures a peaceful environment.

Internally, the accommodation is well-proportioned and thoughtfully arranged. A welcoming entrance leads into a bright lounge, while to the rear a separate dining room opens onto the garden via glazed doors, creating a natural flow for entertaining. The good-sized galley kitchen offers ample workspace and garden access.

Upstairs are two spacious double bedrooms, a versatile third bedroom that can be used as a nursery or office, and a family bathroom which serves all the bedrooms.

Further benefits include a newly installed gas central heating system and boiler with a 10-year guarantee.

Externally, the property enjoys easily managed front and rear gardens, with a tiered rear garden and decking area ideal for family barbecues and outdoor dining.

The property is an ideal family home in a sought-after quiet location with excellent transport links and easy access to well-regarded schools.

A versatile home offering space, superb views and scope for modernisation. Early viewing is highly recommended!

Ground Floor	
Lounge	12'4" x 14'4" (3.76 x 4.39)
Dining Room	11'3" x 11'8" (3.43 x 3.58)
Kitchen	8'7" x 19'1" (2.63 x 5.83)
Garage	8'11" x 16'11" (2.73 x 5.18)
First Floor	
Bedroom 1	11'3" x 14'4" (3.45 x 4.39)
Bedroom 2	10'10" x 11'8" (3.31 x 3.58)
Bedroom 3	6'7" x 7'4" (2.03 x 2.25)
Bathroom	6'11" x 6'5" (2.11 x 1.97)







Directions

Start on Mutley Plain heading north-east toward Mannamead Road. Continue straight onto Mannamead Road. Turn left onto Hartley Road. Follow Hartley Road as it becomes Eggbuckland Road. Turn right onto Fairview Avenue. Turn left into Darwin Crescent

Scan for Material Information

Council Tax Band: C




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Floor Plans



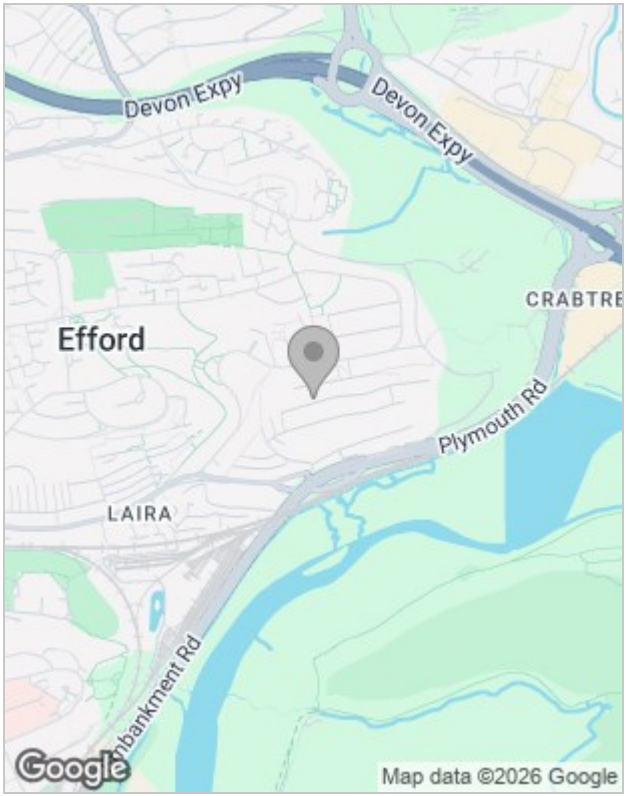
Total Approximate Area - 102.9 m² ... 1108 ft²

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.

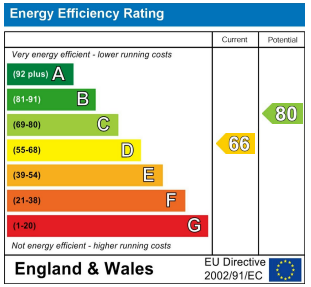


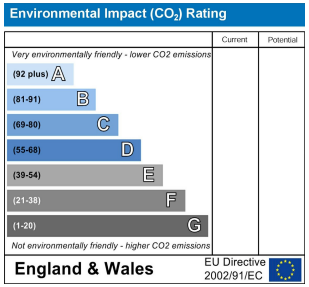
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Location Map



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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk