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LANE

SELL • LET • MANAGE



Ladysmith Road, Plymouth, PL4 7NR

£215,000 Freehold





Ladysmith Road

Plymouth, PL4 7NR

- Mid Terraced House
- Lipson Location
- Spacious Accommodation
- No Onward Chain
- Four Bedrooms
- Generous Rear Garden
- Utility Area
- Council Tax Band A

THIS PROPERTY IS UNDER OFFER

DC Lane are delighted to present this delightful mid terraced family home in Lipson offering generous living accommodation and an exceptional rear garden.

A welcoming entrance hallway boasts a striking exposed brick feature wall and leads into a spacious lounge/dining room, providing a wonderful space for both everyday family life and entertaining. The well appointed kitchen offers a range of fitted cabinets and worktop space, complemented by a practical utility area and direct access to the garden. A rear lobby opens to the family bathroom fitted with a shower over the bath. Upstairs, the property boasts four well proportioned bedrooms, comprising three generous double bedrooms and a single room, ideal as a nursery or home office. A pull down ladder provides access to the versatile loft space, complete with a Velux window,.

Stepping outside, the splendid rear garden is arranged over several levels, beginning with a paved terrace perfect for outdoor dining before descending to a further level featuring a greenhouse and garden shed. The lower lawn is surrounded by an abundance of mature planting, including stunning roses and colourful seasonal flowers, creating a truly enchanting setting. A paradise for keen gardeners, the current owners have successfully cultivated an impressive variety of home grown vegetables, making this a rare opportunity for those seeking an exceptional outdoor space. A side gate provides convenient access alongside the property.

Offered to the market with no onward chain, this charming home combines spacious family accommodation with an impressive garden making it an opportunity not to be missed.

£215,000



Ground Floor

Lounge/Diner 15'1" x 11'10" (4.60 x 3.63)

Kitchen 10'6" x 7'11" (3.22 x 2.42)

Bathroom 6'7" x 4'9" (2.03 x 1.46)

First Floor

Bedroom One 12'4" x 9'10" (3.76 x 3.00)

Bedroom Two 9'7" x 10'0" (2.93 x 3.06)

Bedroom Three 12'0" x 7'2" (3.66 x 2.20)

Bedroom Four 6'0" x 9'10" (1.84 x 3.00)





Directions

From the DC Lane branch head south on Mutley Plain for 0.3 mi and turn left onto Longfield Place. After 500ft turn right onto Kensington Road for 0.2 mi and then turn left onto Lipson Road. After 150ft turn right onto Ladysmith Road and the property can be found on the right hand side.

Council Tax Band: A

Scan for Material Information





Ground Floor

- Kitchen: 3.22 x 2.42m (10'7" x 7'11")
- Bathroom: 2.03 x 1.46m (6'8" x 4'9")
- Lounge / Diner: 4.60 x 3.63m (15'1" x 11'11")
- Hallway

First Floor

- Bedroom 1: 3.76 x 3.00m (12'4" x 9'10")
- Bedroom 2: 2.93 x 3.06m (9'7" x 10'1")
- Bedroom 3: 3.66 x 2.20m (12'0" x 7'3")
- Bedroom 4: 1.84 x 3.00m (6'0" x 9'10")
- Landing

Total Area: 75.7 m² ... 815 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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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.

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.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC