DC LANE

SELL • LET • MANAGE

Mainstone Avenue, Plymouth, PL4 9NB

Asking Price £265,000 Freehold

4 2 1 C

RELAX

Mainstone Avenue

Plymouth, PL4 9NB

- Three-Storey Family Home - 4 Bedrooms
- Spacious Lounge With Restored Working Fireplace
- Additional Games, Hobby or Cinema Room
- Private Rear Garden With Fire Pit And External Power
- EPC C Graded
- Beautifully Refurbished Throughout
- Three Generous Double Bedrooms
- Bespoke Walk In Wardrobe/ Single Bedroom
- Generous Kitchen/Diner
- Council Tax Band A

DC Lane are delighted to present this beautifully refurbished three storey family home, offering generous living accommodation, excellent entertaining space and original character.

The property has undergone a comprehensive programme of improvements, creating a home ready to enjoy.

The ground floor opens into a welcoming vestibule with storage, leading into the spacious lounge. A large bay window brings plenty of natural light, while the original fireplace has been fully restored and remains in working order, having been professionally serviced and cleaned annually.

The kitchen/dining room forms the heart of the home, with fitted units, an instant boiling water tap and plenty of space for a dining table. The original fireplace and alcove storage add character.

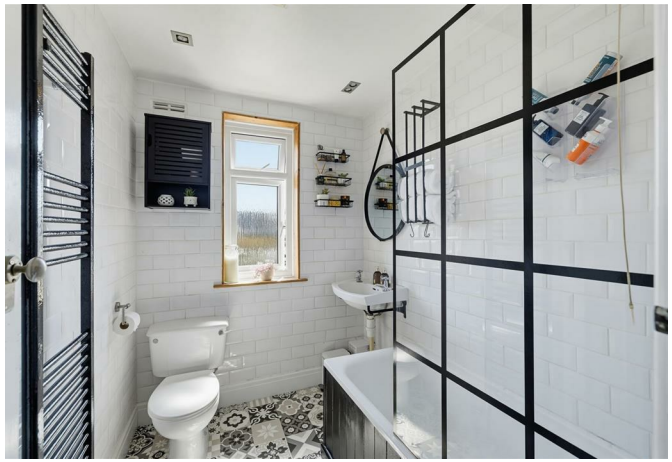
The first floor provides two generous double bedrooms and a family bathroom, together with a cleverly converted third bedroom now serving as a bespoke walk-in wardrobe.

The lower ground floor adds further versatility, with a double bedroom, modern shower room and useful utility area. There is a dedicated space ideal as a games/hobbies or cinema room ideal as for entertaining and leisure pursuits.

The rear garden can be accessed directly from the home, as well as via a side gate providing convenient access.

The garden has been designed with socialising in mind, featuring a fire pit as a focal point and external electrical sockets, ideal for summer evenings and entertaining.

Important upgrades include a new Worcester boiler installed in April 2025, new radiators throughout, new carpets and vinyl flooring and new front and rear guttering installed in January 2026. The loft has been fully boarded and insulated, providing additional storage.



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Lower Ground Floor	
Cinema Room	9'11" x 11'7" (3.04 x 3.55)
Bedroom 4	9'3" x 12'4" (2.84 x 3.77)
Shower Room	2'7" x 10'4" (0.80 x 3.17)
Ground Floor	
Lounge	15'8" x 11'1" (4.78 x 3.40)
Kitchen/Diner	15'8" x 12'10" (4.78 x 3.92)
First Floor	
Bedroom 1	9'10" x 12'8" (3.02 x 3.87)
Bedroom 2	9'10" x 11'3" (3.02 x 3.45)
Bedroom 3	5'11" x 7'4" (1.81 x 2.24)
Bathroom	5'10" x 7'3" (1.80 x 2.22)

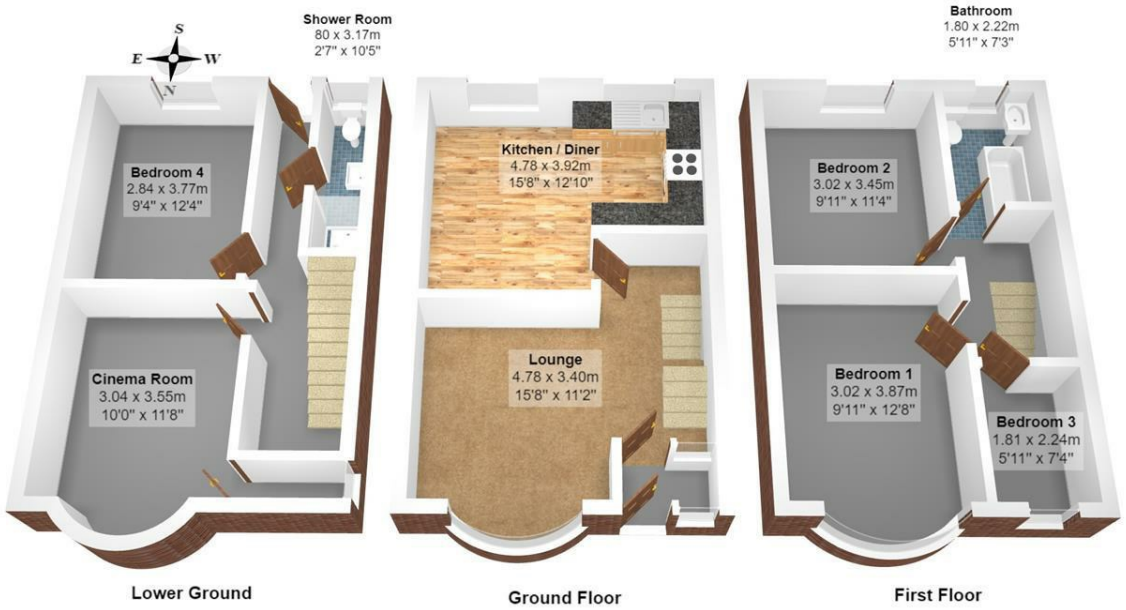
Directions

From our office head North on Mutley Plain, turning onto Greenbank Terrace. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Mainstone Avenue and the property can be found on the right.

Scan for Material Information

Council Tax Band: A

Floor Plans



Total Approximate Area - 109.6 m² ... 1179 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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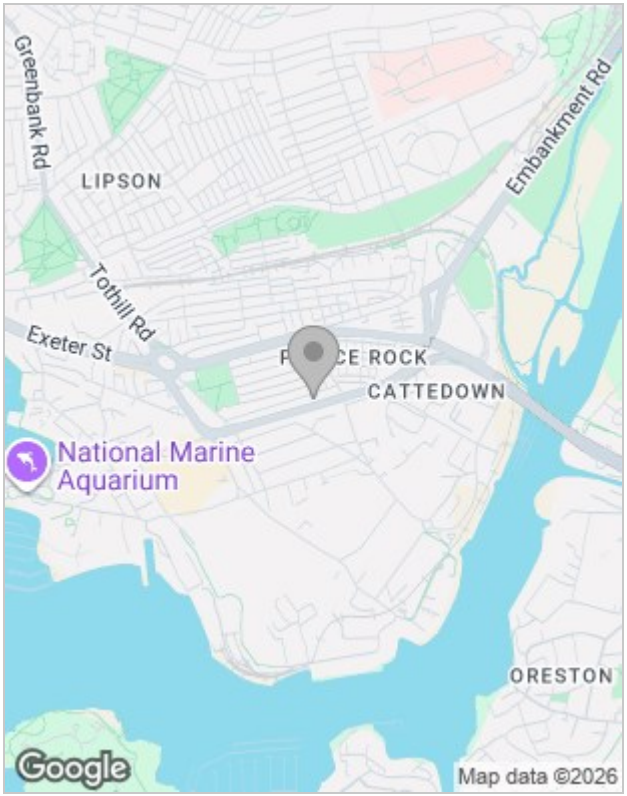
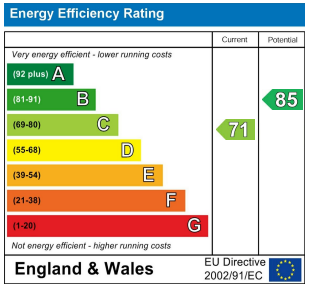
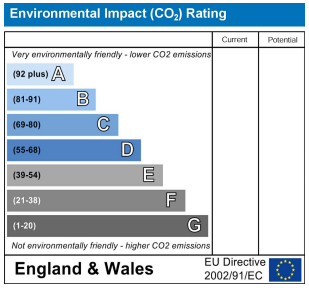
Location Map



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