DC LANE

SELL • LET • MANAGE

Staddon Park Road, Plymouth, PL9 9HL

£260,000 Freehold

3 1 1 C

Staddon Park Road

Plymouth, PL9 9HL

£260,000

- Delightful Semi Detached Bungalow
- Plymstock Location
- Far Reaching Valley Views
- Gas Central Heating & Solar Panels
- No Onward Chain
- Three Bedrooms
- Excellent Scope Extension
- Generous Plot
- Garage & Ample Parking
- Council Tax Band C

EXCELLENT SCOPE FOR MODERNISATION AND EXTENSION

DC Lane are thrilled to present to the market this classic semi detached bungalow in highly sought after Staddon Park Road Plymstock, ideally located for excellent local schooling, Broadway shopping parade, transport links and close proximity to the coastline of Mount Batten, beaches and coastal footpaths.

Having been cherished by the same family for many years, this well proportioned home set within a generous plot, offers an exciting opportunity for a new owner to modernise, remodel and create a truly individual home. The potential is clear, with neighbouring properties having already undertaken extensions and dormer loft conversions, subject to the necessary planning consents.

The accommodation currently comprises an entrance hall, a bright living room featuring a large window that takes full advantage of the far reaching views across the valley, a fitted kitchen with side door providing access to the porch, two generous double bedrooms, a further single bedroom and a bathroom. The property benefits from gas central heating and solar panels.

Externally, a brick paved driveway provides ample off road parking and leads to a useful garage. To the rear, the enclosed garden is predominantly laid to lawn and bordered by timber fencing, creating a private and manageable outdoor space and a greenhouse is also included.

Offered to the market with no onward chain, this is a rare opportunity to acquire a bungalow in a highly desirable location with scope to modernise, extend and potentially create additional accommodation, this property will appeal to buyers looking to put their own stamp on a home and a viewing is highly recommended.

Ground Floor	
Lounge/Diner	11'4" x 16'4" (3.47 x 4.99)
Kitchen	11'7" x 7'2" (3.54 x 2.20)
Bedroom One	11'3" x 11'0" (3.43 x 3.37)
Bedroom Two	11'6" x 11'1" (3.51 x 3.39)
Bedroom Three	8'6" x 8'0" (2.61 x 2.45)
Bathroom	6'5" x 5'3" (1.96 x 1.61)
External	
Garage	8'0" x 15'10" (2.46 x 4.84)

Directions

Head south on Mutley Plain toward Belgrave Road for 0.7 miles and turn left on to A374 / Charles Street pass through 2 roundabouts, remaining on A374 for 0.8 miles. Keep straight on to A379 / Laira Bridge Road until the roundabout, take 3rd exit on to Pomphlett Road and then take 2nd exit at next roundabout. In 0.6 miles turn right into Dean Cross Road and after 0.2 mi Turn left onto Dean Hill. Continue onto Furzehatt Rd for 0.2 mi Turn right onto Goosewell Rd. At the roundabout, take the 2nd exit onto Staddon Park Rd and after 443 ft the property can be found on the left.

Council Tax Band: C

Scan for Material Information

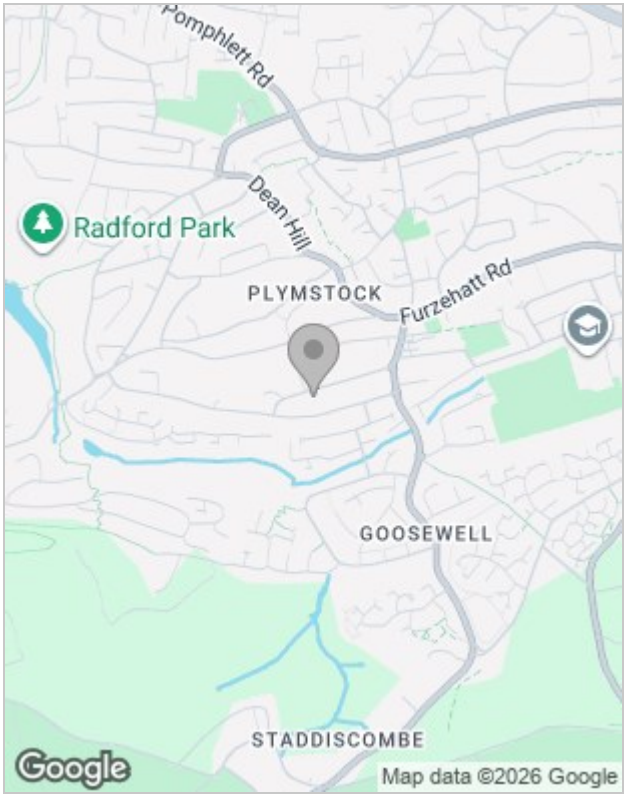
Floor Plans

Floorplan
Approx 68 sq m / 728 sq ft

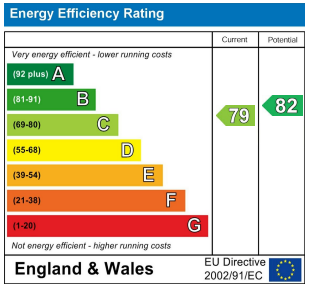
Garage
Approx 12 sq m / 128 sq ft

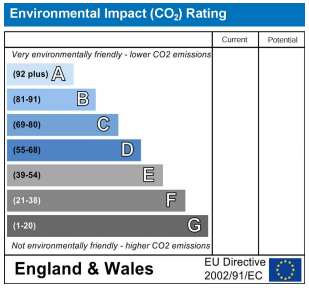
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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