DC LANE

SELL • LET • MANAGE

Thirlmere Gardens, Plymouth, PL6 5HG

£240,000 Freehold

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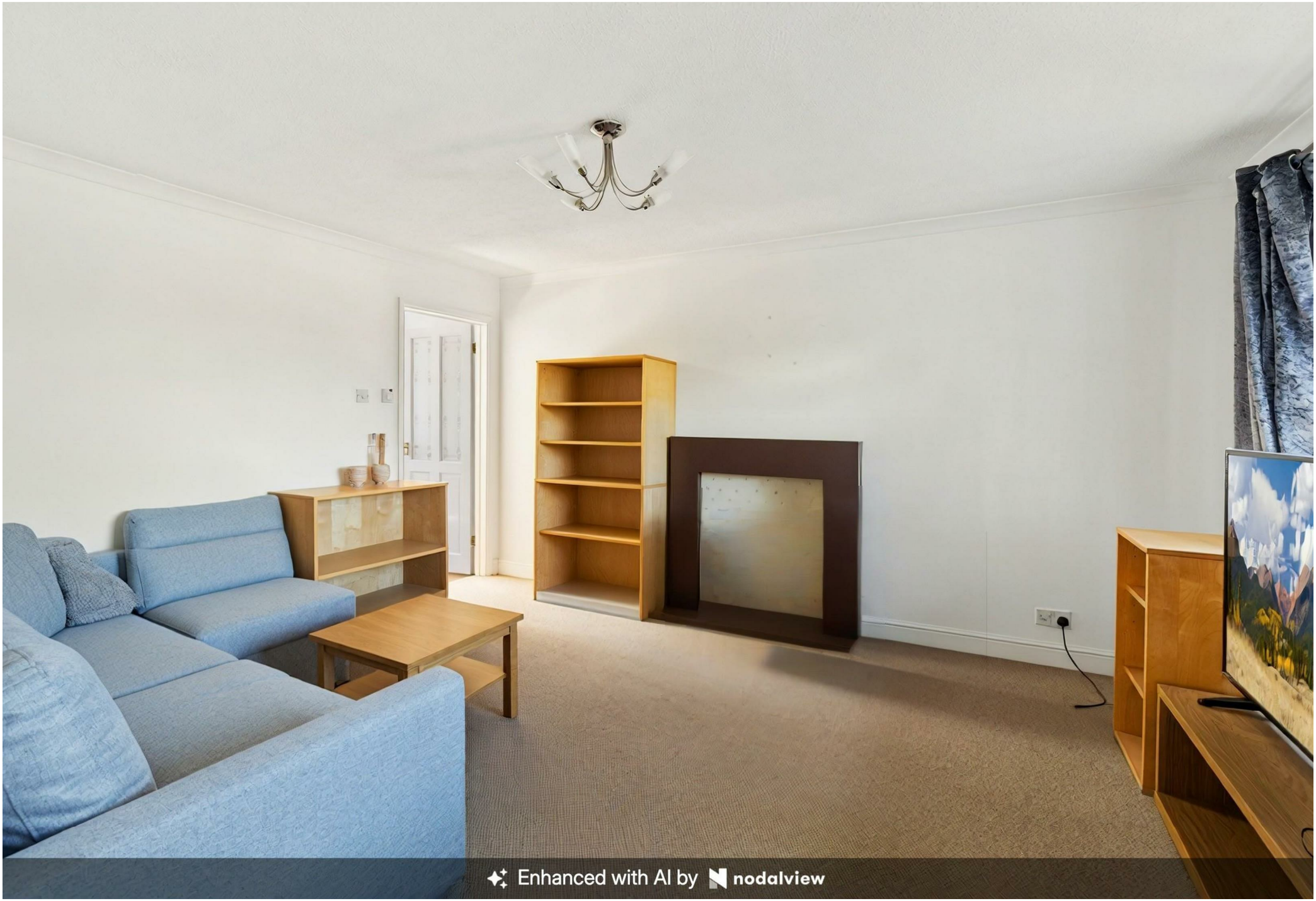

Enhanced with AI by nodalview

Thirlmere Gardens

Plymouth, PL6 5HG

£240,000

- Semi Detached House
- Derriford Location
- Far Reaching Views to Cornwall
- No Onward Chain
- Viewing Highly Recommended
- Three Bedrooms
- Two Reception Rooms
- Glorious Rear Garden
- Garage In Block
- Council Tax Band B

DC Lane are delighted to present this attractive semi detached house, ideally situated within the sought after Derriford area of North Plymouth.

Positioned for convenient access to Derriford Hospital, major superstores, Dartmoor National Park and the A38, the property offers well proportioned accommodation, attractive outdoor space and superb far reaching views towards Caradon and Kit Hill in Cornwall.

On the ground floor, the property welcomes you with two versatile reception rooms, a fitted kitchen featuring a rear door opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces and a convenient downstairs cloakroom/WC.

To the first floor are three well proportioned bedrooms, comprising two generous doubles and a single bedroom, together with a family bathroom fitted with a shower over the bath. The front facing rooms benefit from the property's elevated position, with impressive far reaching views extending across the surrounding landscape towards Cornwall.

Externally, the property enjoys a generous enclosed rear garden, with a decked terrace accessed directly from the kitchen, providing an excellent area for outdoor dining and entertaining. Steps lead down to a lower level lawn, offering further garden space and potential for a variety of uses with a timber shed. A further benefit is the garage located within a nearby block, providing secure storage and convenient parking.

Having previously been let, the house benefits from safety certificates and is offered for sale with no onward chain. This makes it an appealing proposition for both first time buyers and investors seeking an established Buy-to-Let opportunity.

A viewing is highly recommended to fully appreciate the accommodation, outdoor space, views and convenient Derriford location.

Some images have been digitally enhanced using AI to remove personal items and visual clutter. No structural features or material aspects of the property have been altered.

Ground Floor	
Living Room	11'6" x 15'0" (3.52 x 4.58)
Dining Room	11'6" x 12'3" (3.52 x 3.75)
Kitchen	8'11" x 11'3" (2.73 x 3.43)
WC	
First Floor	
Bedroom One	11'6" x 13'1" (3.53 x 4.00)
Bedroom Two	11'6" x 13'3" (3.53 x 4.06)
Bedroom Three	7'9" x 10'4" (2.37 x 3.15)
Bathroom	7'1" x 5'6" (2.18 x 1.70)

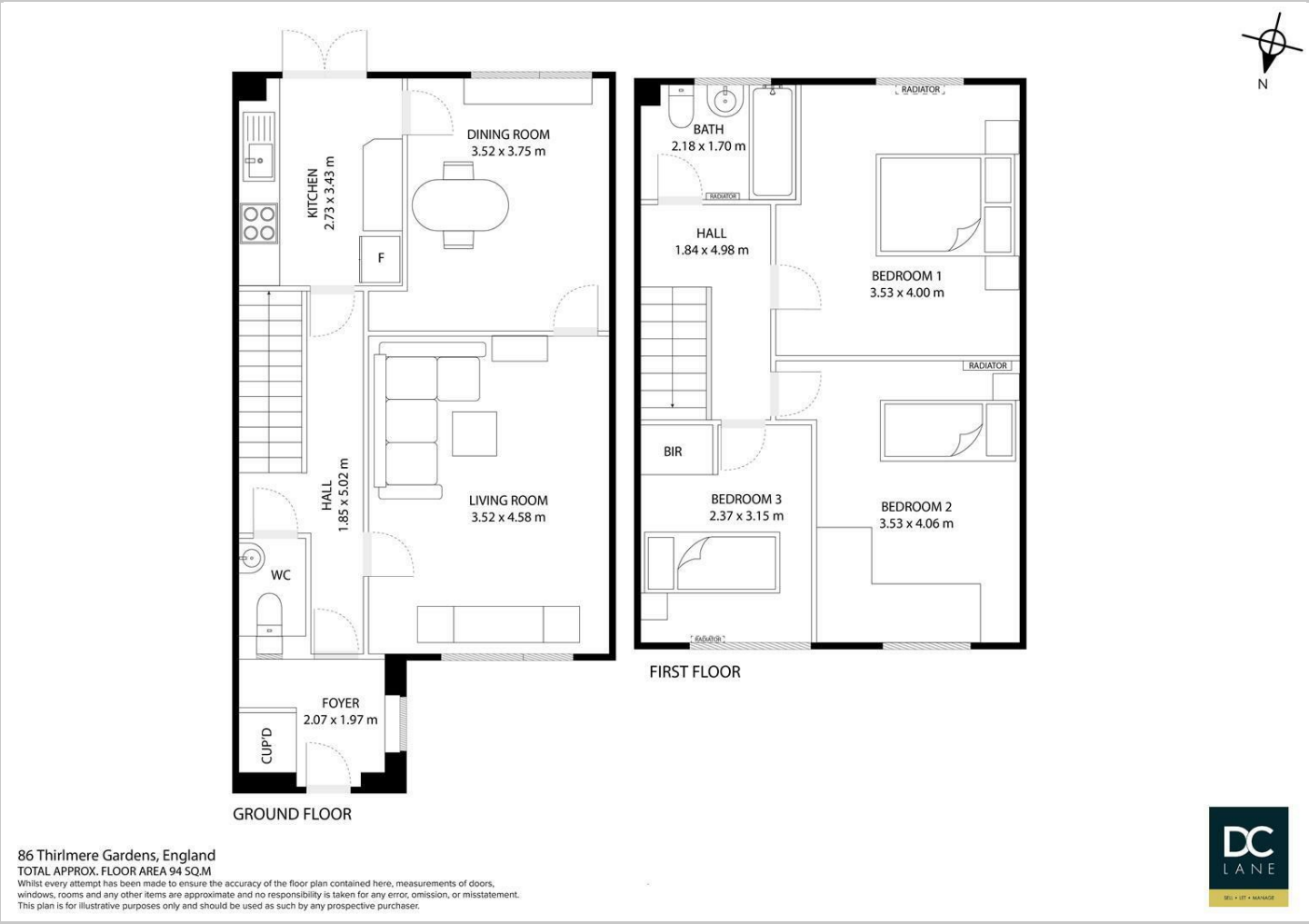
Directions

From the office turn left onto Hyde Park Rd 0.3 mi and follow onto Western Park Road 0.6 mi Turn right onto Outland Rd/A386 0.3 mi Keep right to continue on A386 1.6 mi At Derriford Roundabout, take the 1st exit onto Looseleigh Ln 0.2 mi At the roundabout, take the 1st exit onto Leatfield Dr 0.2 mi Turn right to stay on Leatfield Dr 0.2 mi Turn left onto Thirlmere Gardens and the property can be found on the right.

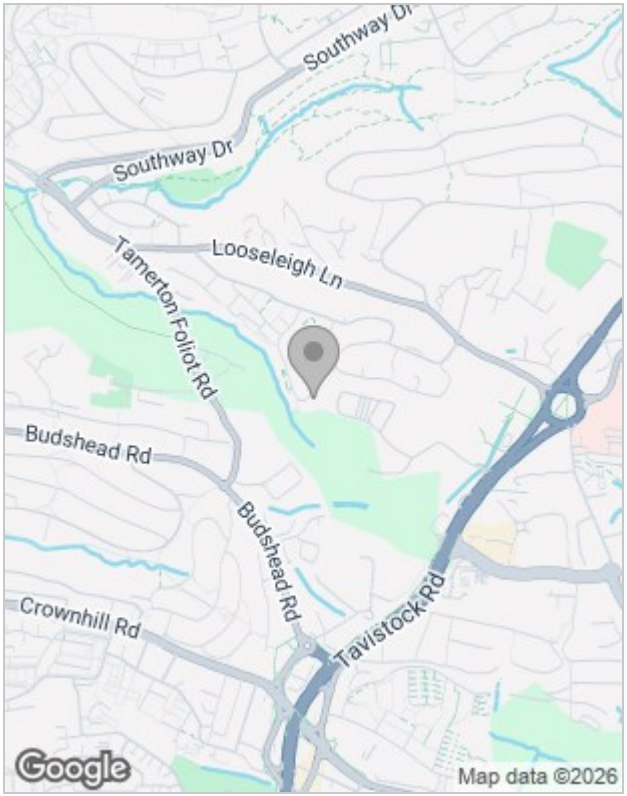
Scan for Material Information

Council Tax Band: B

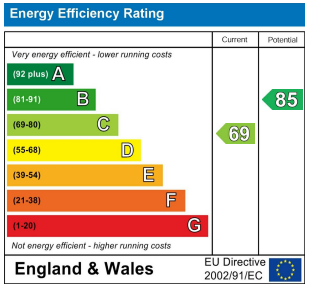
Floor Plans

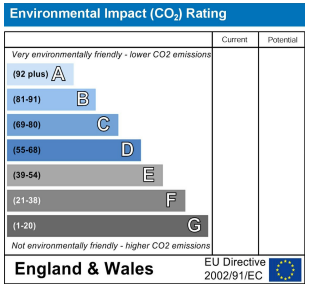


Location Map



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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