

DC LANE

SELL • LET • MANAGE

Wyndham Street East, Plymouth, PL1 5HE

£260,000 Freehold

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JOE STRUMMER
THE MESCALEROS
DAN BROWN

# Wyndham Street East

## Plymouth, PL1 5HE

£260,000



- Mid Terraced Period Home
- City Centre Location
- Two Reception Rooms
- Four Piece Bathroom Suite
- Garden Room For Entertaining
- Three Generous Double Bedrooms
- Exquisitely Presented
- Impressive Space & Proportions
- Enclosed Paved Rear Garden
- Council Tax Band B

DC Lane are delighted to present this exceptional and beautifully presented property, ideally positioned close to the magnificent Cathedral and St Peter's Church, within the highly desirable North Stonehouse Conservation Area in the heart of the city. Just a short stroll from the vibrant city centre the location offers the perfect blend of historic charm and convenient city living.

The property welcomes you through an inviting entrance hallway, featuring an attractive patterned tiled floor, which leads through to two generous reception rooms. Both rooms offer impressive proportions, ample space for statement furnishings and beautiful wooden flooring, creating elegant and versatile living spaces. The real heart of the home is the exceptionally spacious kitchen/breakfast room, offering fitted cabinetry and ample worktops, together with a dedicated dining area comfortably accommodating a large table and chairs. Double doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A separate WC completes the ground floor.To the first floor, there are three well proportioned double bedrooms, with the impressive principal bedroom spanning the full width of the property. The accommodation is complemented by a beautifully appointed bathroom, featuring both a bath and separate shower cubicle.

Outside, the paved rear garden provides a fantastic space for entertaining, with the added benefit of rear gate access. A particularly special feature is the garden room, thoughtfully equipped with a fitted pizza oven and flue, barbecue grill and sink, alongside plenty of space for a table and chairs. This is an incredible setting for entertaining family and friends throughout the year.

Offering far more space than you might expect with charming character and fantastic entertaining areas, an internal viewing is absolutely essential to appreciate everything this truly special home has to offer.





| | |
|---|---|
| **Ground Floor** | |
| Lounge | 12'1" x 13'1" (3.69 x 4.00) |
| Dining Room | 10'6" x 13'1" (3.21 x 3.99) |
| Kitchen/Breakfast Room | 9'1" x 24'10" (2.79 x 7.59) |
| WC | 2'0" x 5'6" (0.62 x 1.69) |
| **First Floor** | |
| Bedroom One | 16'6" x 12'7" (5.03 x 3.84) |
| Bedroom Two | 10'7" x 13'7" (3.23 x 4.15) |
| Bedroom Three | 9'1" x 13'5" (2.79 x 4.09) |
| Bathroom | 6'7" x 10'11" (2.01 x 3.34) |
| **External** | |
| Garden Room | 9'1" x 9'11" (2.79 x 3.04) |




## Directions

Head along Mutley Plain and turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi i At Pennycomequick Roundabout, take the 1st exit onto Pennycomequick Hill/A386 Continue to follow A386 0.2 mi At N Cross Roundabout, take the 4th exit onto Saltash Rd/A386 0.2 mi Slight left onto North Rd W 0.4 mi Turn left onto Cecil St 469 ft Turn right onto Wyndham St E

## Scan for Material Information

## Council Tax Band: B

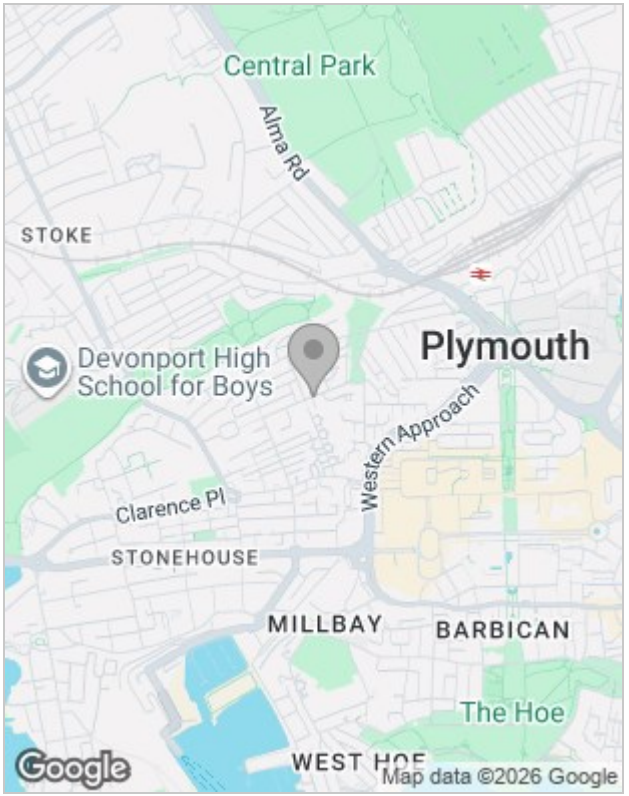




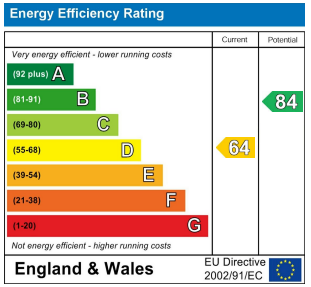
## Floor Plans

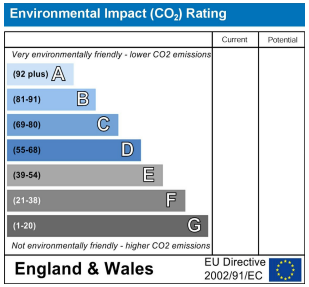



## Location Map




## 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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