



**DC**  
LANE  
SELL • LET • MANAGE

Edgcumbe Park Road, Plymouth, PL3 4NL  
£290,000 Freehold

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£290,000

# Edgcumbe Park Road

Plymouth, PL3 4NL

- Mid Terraced House
- Popular Peverell Location
- Kitchen/Breakfast Room
- Character Features
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Modern Shower Room
- Generous Courtyard Garden
- Council Tax Band B

DC Lane are delighted to present this delightful three bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and Central Park for leisure pursuits.

Offering ideal family living and entertaining space this superb property offers a wealth of character features. Entry through the vestibule opens into a welcoming hallway leading into the spacious front reception room boasting a period fireplace and square bay window. Opening into a further reception room with doors opening to the kitchen these rooms have original built in storage and are bathed in natural light. The kitchen has an abundance of cabinets and flows into an extended breakfast room offering access into the garden. To the first floor there are three bedrooms (two doubles and a single) serviced by a well appointed shower room with double shower cubicle.

To the rear there is a secluded walled courtyard laid with brick paving, timber shed and pedestrian access to the rear service lane.

Well maintained we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm a viewing is highly recommended - an exceptional home in an enviable location.



## Ground Floor

Lounge	12'3" x 15'3" (3.75 x 4.65)
Dining Room	9'7" x 14'7" (2.93 x 4.45)
Kitchen/Breakfast Room	16'11" x 17'8" (5.17 x 5.41)

## First Floor

Bedroom One	10'11" x 15'6" (3.35 x 4.73)
Bedroom Two	9'7" x 14'1" (2.93 x 4.31)
Bedroom Three	5'5" x 9'0" (1.66 x 2.75)
Shower Room	6'9" x 6'0" (2.08 x 1.85)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Edgcumbe Park Road and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

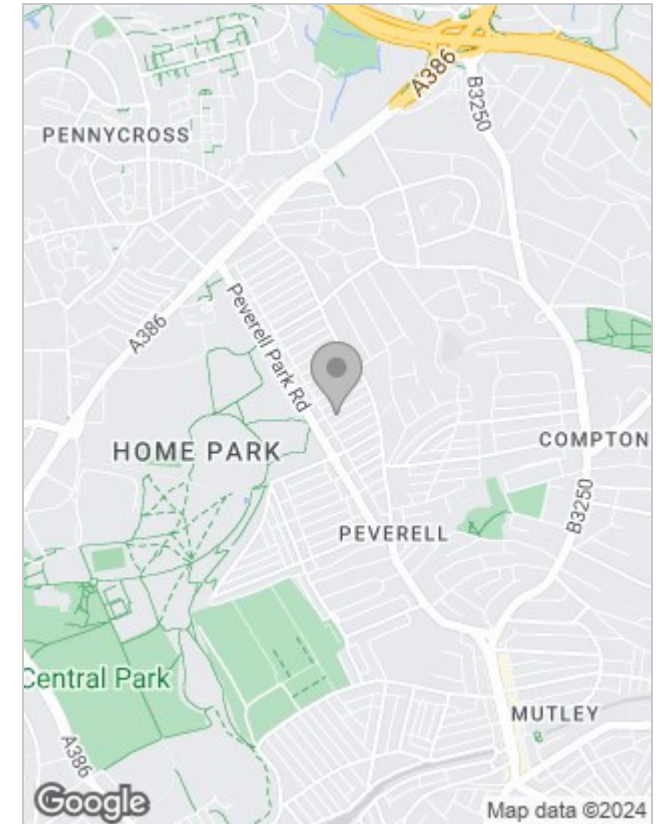


## Viewing

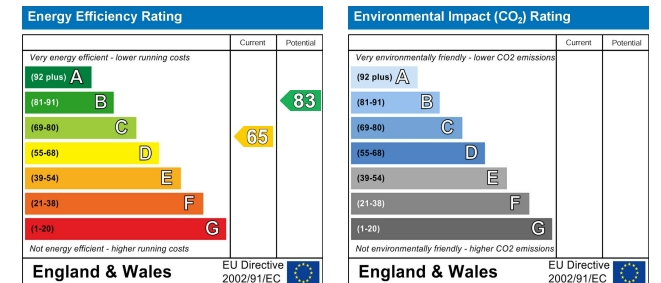
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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