



**DC**  
LANE

SELL • LET • MANAGE

Thirlmere Gardens, Plymouth, PL6 5HG  
£225,000 Freehold

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£225,000

# Thirlmere Gardens

Plymouth, PL6 5HG

- End Terraced House
- Derriford Location
- Far Reaching Views To Cornwall
- No Onward Chain
- Viewing Highly Recommended
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Garage In Block
- Council Tax Band B

DC Lane are delighted to present this end terrace house located in the much sought after Derriford suburb in North Plymouth with close proximity to Derriford Hospital, Superstores and Dartmoor National Park and with easy access to A38 and all major routes.

With steps leading down to the property and set back from the road, this house spans 1,130 sq ft, providing ample space for family living. The accommodation comprises of generous dual aspect lounge, dining room with French doors opening into the garden seamlessly merging the indoor and outdoor living spaces, kitchen with rear garden access and cloakroom/wc. To the first floor there are three bedrooms (two doubles with storage cupboards and a single) serviced by a bathroom with shower over the bath. There are superb far reaching views from the rear of the property to Caradon and Kit Hill in Cornwall.

Externally the generous rear garden benefits from two decked terraces accessed from the dining room and kitchen and there are steps down to a lower area with mature trees. This a wonderful garden to relax and appreciate the splendid landscape. With side access to the front there is also an enclosed grass area leading up to the road at the front of the property. Additionally, the convenience of a garage in a block ensures that your parking needs are taken care of.

Previously a rental this lovely property benefits from the gas and electrical safety certificates and is being sold with no onward chain making an ideal First Time Buy or Buy to Let investment opportunity, a viewing is highly recommended.



## Ground Floor

Lounge 11'5" x 16'5" (3.49 x 5.02)

Dining Room 7'10" x 16'5" (2.41 x 5.02)

Kitchen 7'10" x 9'10" (2.40 x 3.00)

Cloakroom/WC

## First Floor

Bedroom One 12'7" x 9'10" (3.85 x 3.00)

Bedroom Two 12'9" x 9'10" (3.90 x 3.00)

Bedroom Three 8'9" x 7'5" (2.68 x 2.27)

Bathroom 6'7" x 6'1" (2.03 x 1.86)





## 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.

**Council Tax Band: B**

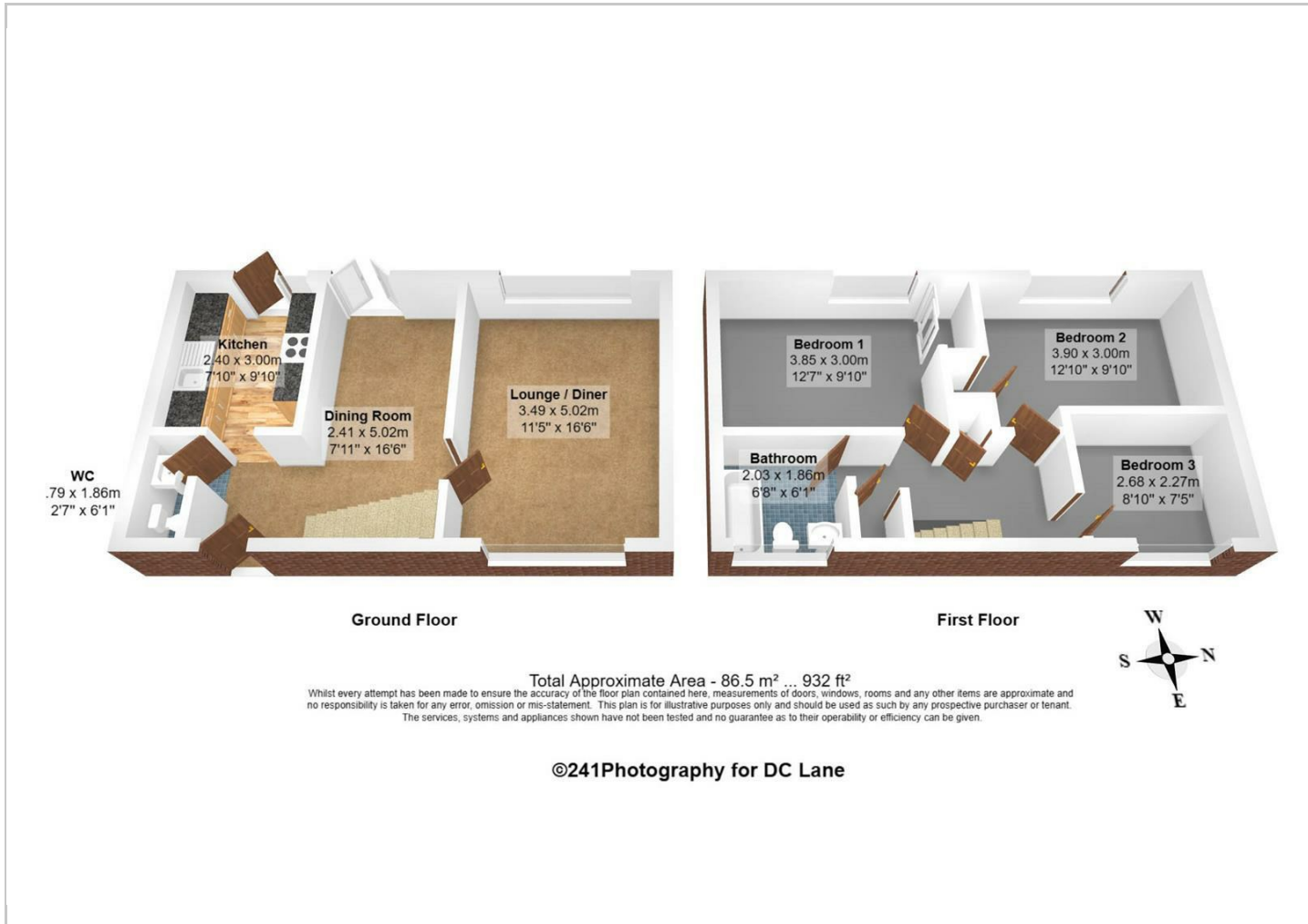




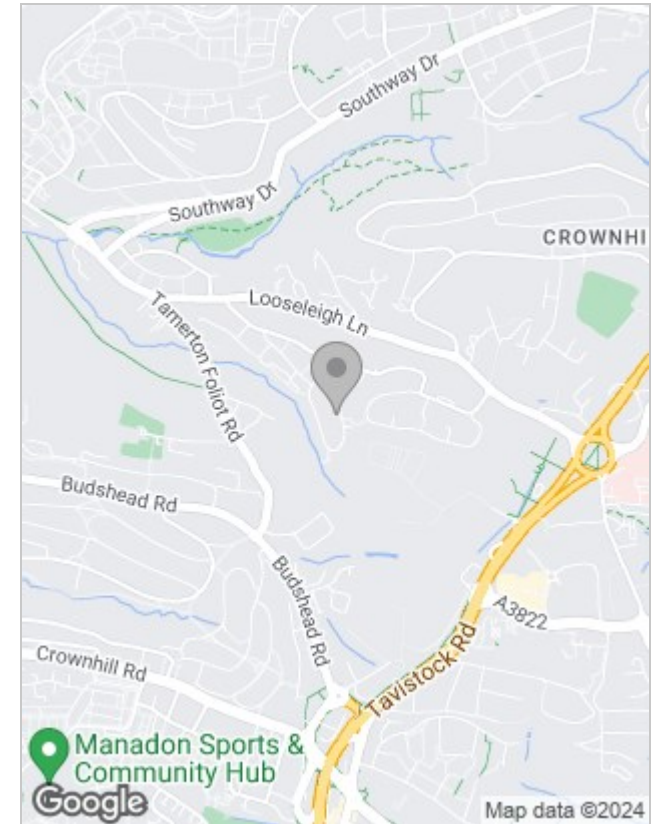




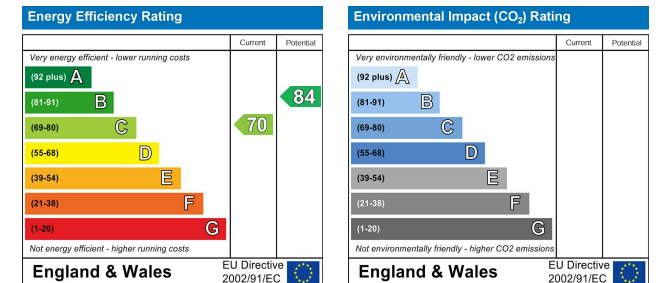
## Floor Plans



## 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.

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