






DC
LANE
SELL • LET • MANAGE

Brinchcombe Mews, Plymouth, PL9 7FB
£310,000 Leasehold

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£310,000

Brinchcombe Mews

Plymouth, PL9 7FB

- Semi Detached Family Home
- Three Bedrooms
- Master En Suite
- Owned Solar Panels
- Off Road Parking
- Saltram Meadows Location
- Beautifully Presented
- Converted Garage
- Splendid Low Maintenance Garden
- Council Tax Band D

DC Lane are delighted to present to the market this exquisite three bedroom semi detached house located in a quiet road within the highly regarded development of Saltram Meadow in Plymstock. The property is ideally placed for local amenities and convenient access to major routes in all directions including the City Centre, A38 and the ever popular South Hams with it's beautiful beaches.

Offering family living and entertaining space this superb property boasts natural light throughout and offers the perfect blend of modern living and comfort. Double fronted façade with level access opens into the welcoming hallway, the spacious living room with French doors provides garden access. The contemporary quality kitchen has plentiful cabinets with integrated appliances and the dining area has further french doors opening into the garden. A cloakroom/wc completes the ground floor accommodation. Stairs rise to the first floor with three bedrooms, master with en suite shower room and a well appointed family bathroom.

Externally there is a generous low maintenance garden ideal for relaxation and entertainment surrounded by fence boundaries and gate allowing private secure rear access to the property opening into a private parking area. One of the unique features of this property is the garage, cleverly converted into a versatile space that could be used as a gym, a beauty room or work from home office space with pedestrian door access. There is also a storage and utility area and the vaulted ceiling provides ample storage space. Further parking is situated at the front of the property.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. The property has been beautifully refurbished throughout, exuding a sense of elegance and style in every corner. Privately owned solar panels and the enviable location complete the appeal of this beautiful home and a viewing is highly recommended.



Ground Floor

Lounge	15'10" x 19'5" (4.83 x 5.94)
Kitchen/Diner	9'2" x 15'7" (2.81 x 4.77)
Cloakroom/WC	9'6" x 12'1" (2.90 x 3.69)

First Floor

En Suite	
Master Bedroom	9'6" x 12'1" (2.90 x 3.69)
Bedroom Two	6'4" x 10'0" (1.94 x 3.06)
Bedroom Three	10'0" x 11'5" (3.05 x 3.50)
Bathroom	8'5" x 5'6" (2.57 x 1.68)
Converted Garage	
Office	10'2" x 10'5" (3.11 x 3.18)
Utility Room/Storage	10'2" x 6'8" (3.11 x 2.04)



Directions

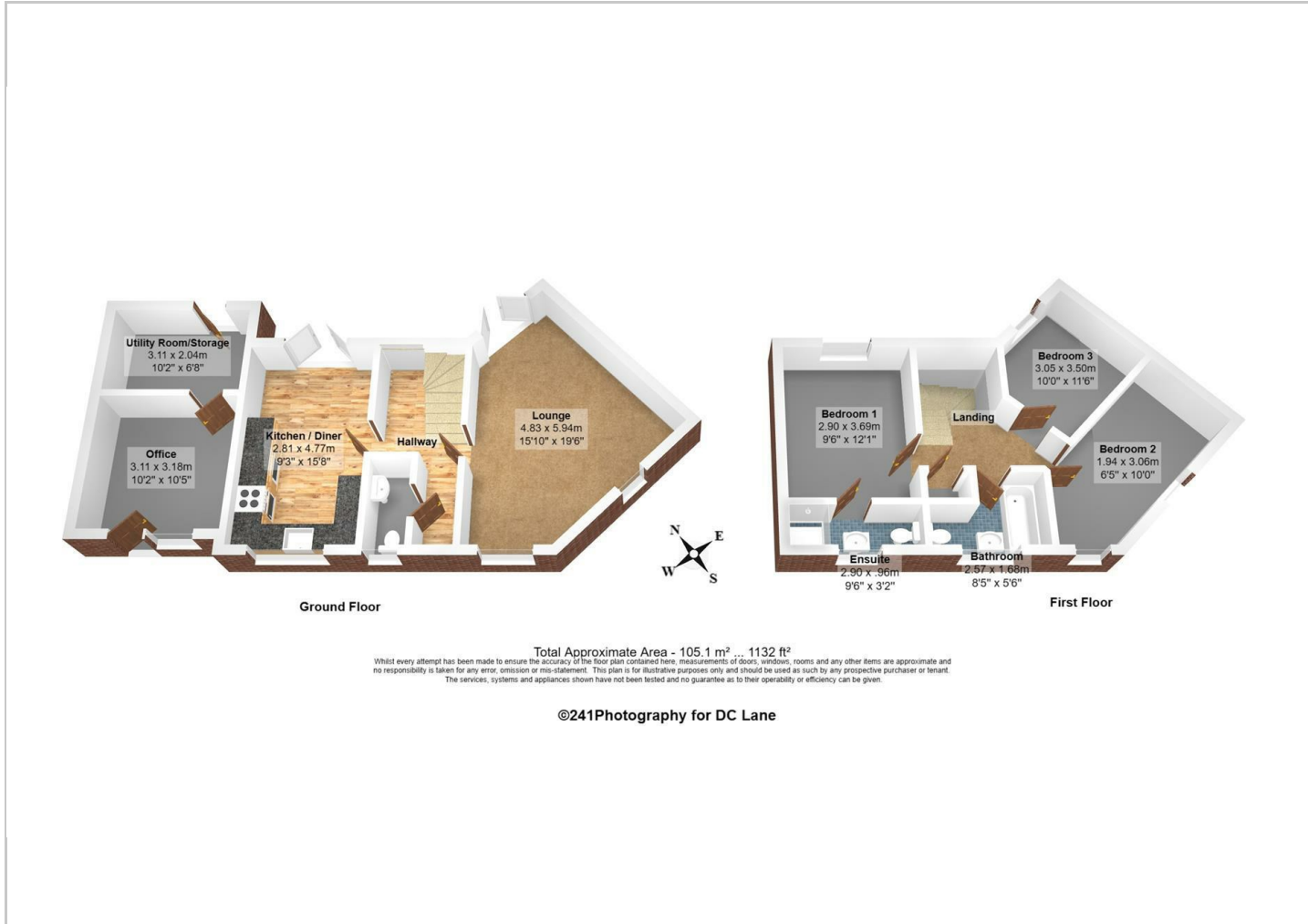
Exit the Devon Expressway following signs for Plymouth. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the first exit at the Roundabout 0.3 mi Turn left onto Broxton Dr 0.1 mi Turn left onto Ashbrook St Turn right onto Perryfield Pl 115 ft Turn left onto Brinchcombe Mews and the property can be found on the right.

Council Tax Band: D

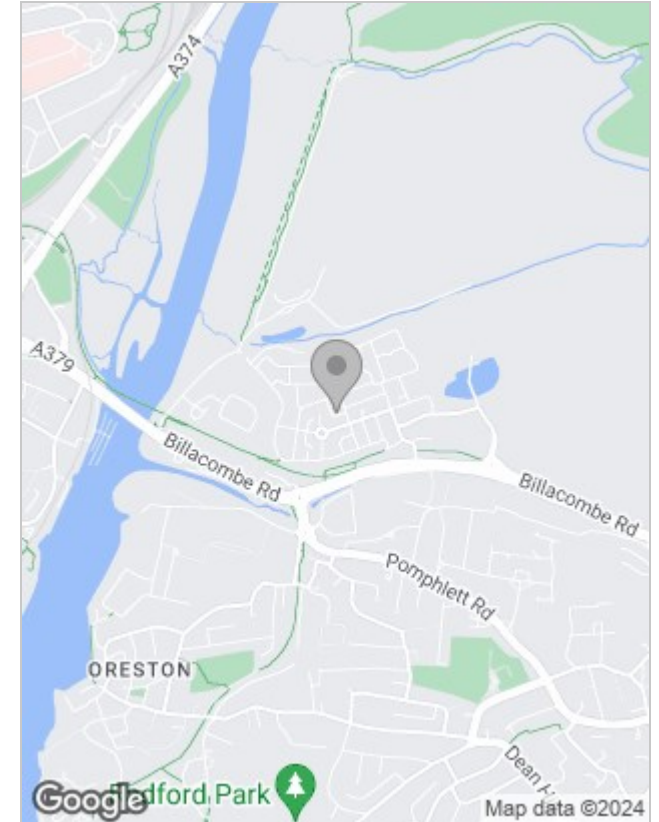




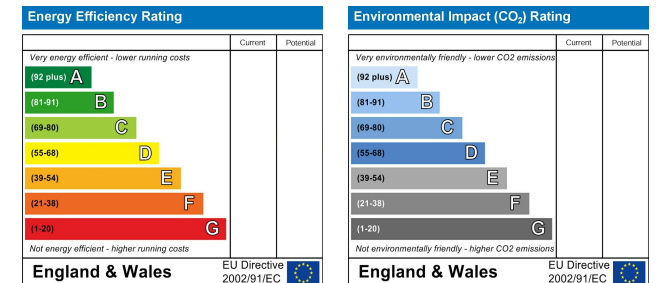
Floor Plans



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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