



SELL • LET • MANAGE

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







£225,000

# Thirlmere Gardens

Plymouth, PL6 5HG

- Mid Terraced House
- Derriford Location
- Spacious Accommodation
- Generous Rear Garden
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Garage In Block
- Viewing Highly Recommended
- Council Tax Band B

DC Lane are delighted to present this mid 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.

Set back from the road, this house spans 993 sq ft, providing ample space for family living. The accommodation comprises of entrance porch, hallway, spacious lounge with door opening into dining room, kitchen with plentiful cabinets and 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.

Externally the enclosed rear garden, generous in size is mainly laid to lawn with mature trees, storage sheds and side access to the front garden also lawned. Additionally, the convenience of a garage in a block ensures that your parking needs are taken care of.

This delightful property 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	11'6" x 14'3" (3.53 x 4.36)
Dining Room	9'6" x 12'1" (2.92 x 3.70)
Kitchen	7'11" x 10'11" (2.42 x 3.34)
WC	2'6" x 4'6" (0.78 x 1.38)

## First Floor

Bedroom One	11'6" x 13'3" (3.53 x 4.05)
Bedroom Two	11'6" x 11'0" (3.53 x 3.37)
Bedroom Three	7'10" x 10'4" (2.40 x 3.15)
Bathroom	7'3" x 5'7" (2.21 x 1.72)





## 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**

## Scan for Material Information

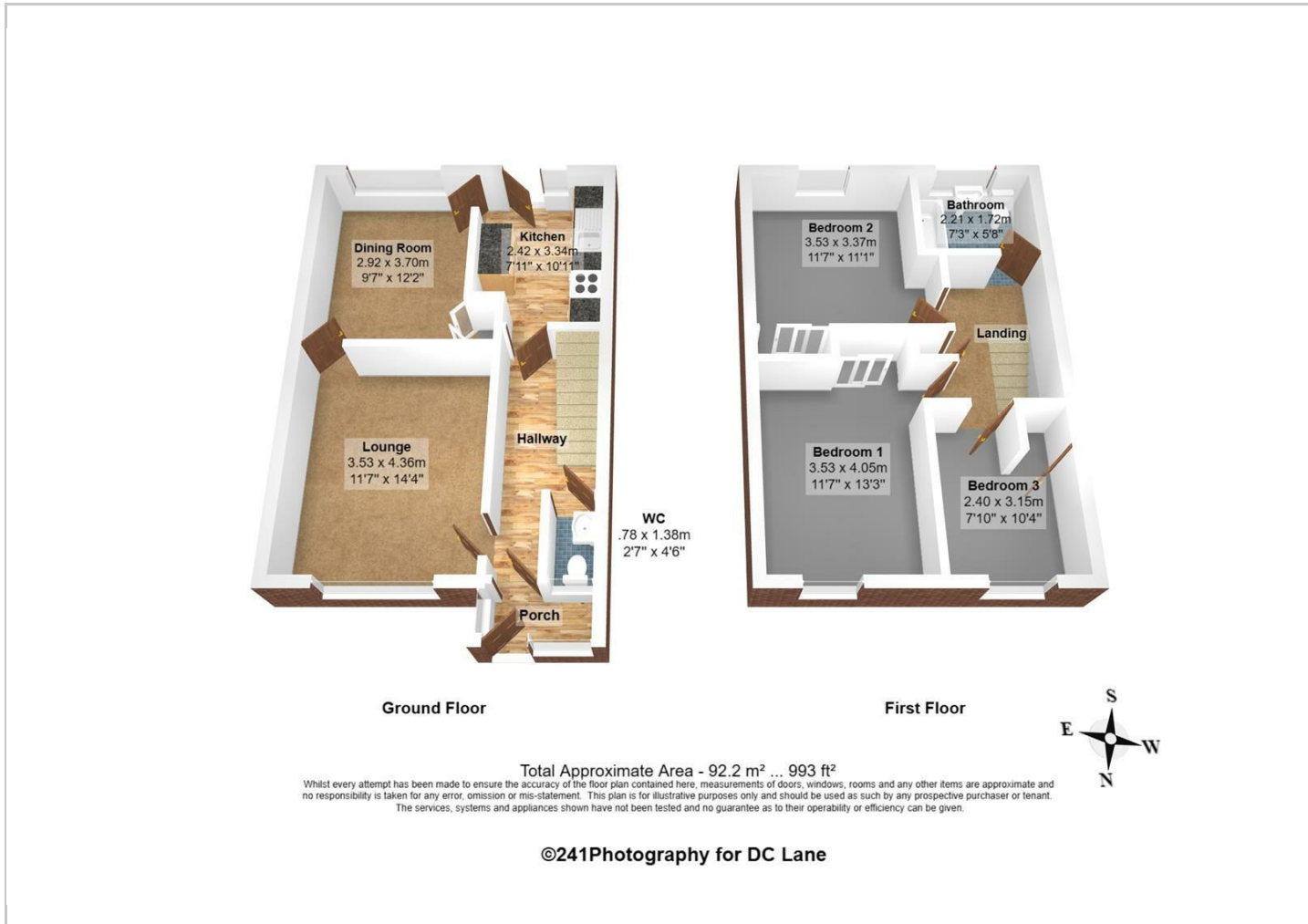




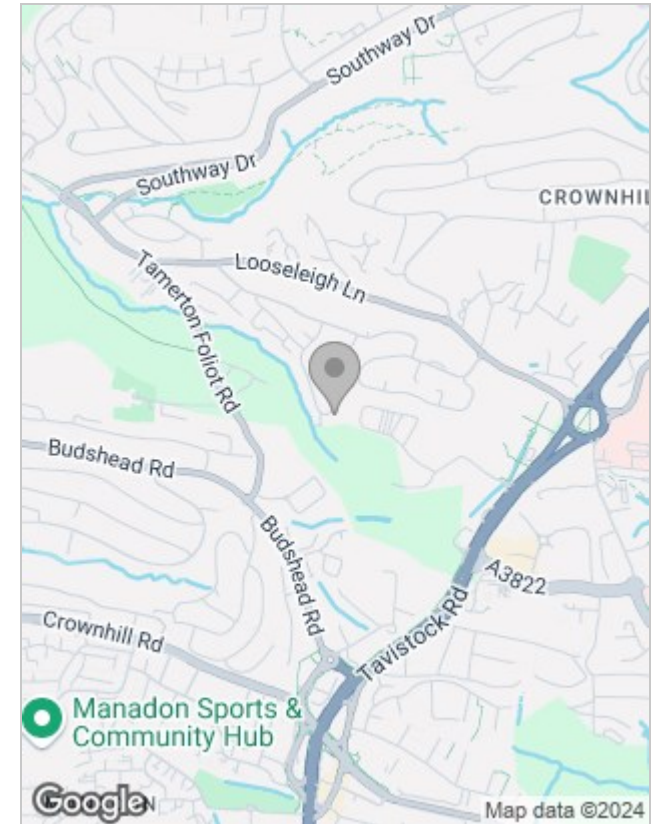




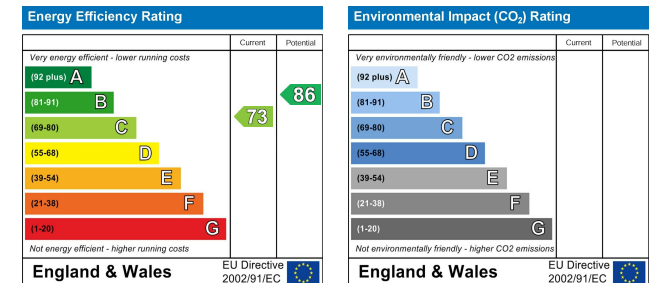
## Floor Plans



## 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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