

DC
LANE

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Dovedale Road, Plymouth, PL2 2RS
£250,000 Freehold

3 1 2 E



£250,000

Dovedale Road

Plymouth, PL2 2RS

- Semi Detached Bungalow
- Three Bedrooms
- Driveway For Small Car
- Garden
- Quiet Street
- Beacon Park Location
- Open Plan Lounge-Dining Room
- Garage
- Conservatory
- Council Tax Band C

3 Bedroom Bungalow with driveway and a garage for sale!

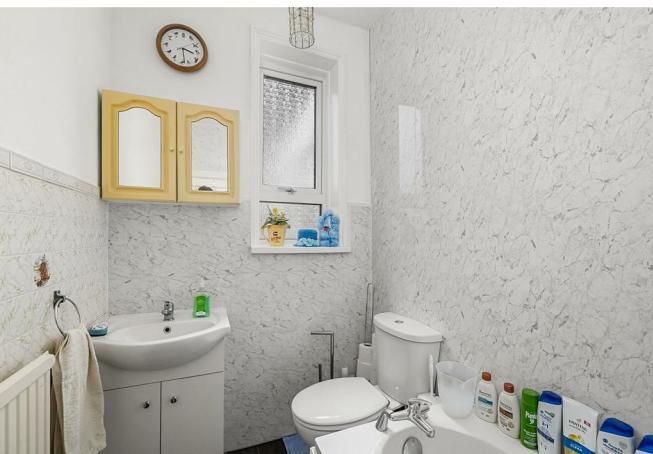
This attractive 1930's bay fronted bungalow offers the perfect blend of space, comfort and convenience in a desirable location. Thoughtfully arranged, the property features three well proportioned bedrooms. A bedroom on the ground floor and two double bedrooms within the loft space making it ideal for a range of buyers seeking flexible living accommodation.

The well equipped kitchen is fitted with a range of matching wall and base units, worktops and an integrated oven with hob and stainless steel extractor above. Additional features include an integrated dishwasher, plumbing for a washing machine, space for a freestanding fridge freezer, a stainless steel sink and drainer with mixer tap, a wall-mounted boiler and double glazed windows to the rear and side elevations, along with an obscured glazed door to the rear porch.

Externally, the property benefits from a large and private low maintenance paved garden, providing an easy care outdoor space ideal for relaxing or entertaining. A private driveway offers parking for a small car, while a garage located to the rear provides secure storage and additional parking options, complete with an up-and-over door.

Combining an attractive bay fronted façade with a practical and versatile layout, this well presented home represents an excellent opportunity for those seeking a comfortable property with convenient access, ample storage and low maintenance living in a sought after setting.

A viewing is highly recommended to fully appreciate all this property has to offer.



Ground Floor

Lounge	11'3" x 12'5" (3.43 x 3.81)
Dining Room	10'6" x 11'6" (3.22 x 3.53)
Conservatory	9'10" x 9'10" (3.01 x 3.02)
Bathroom	4'11" x 7'5" (1.52 x 2.27)
Kitchen	10'0" x 11'7" (3.06 x 3.55)
Bedroom 1	8'8" x 9'7" (2.65 x 2.94)
First Floor	
Loft Room 1	10'2" x 16'10" (3.10 x 5.15)
Loft Room 2	6'10" x 16'10" (2.10 x 5.15)



Directions

From our office start heading north / northeast along Mutley Plain (towards North Hill). Turn right into Hyde Park Road / Hyde Park area, then follow signs toward Peverell / Outland Road. Continue via Peverell Park Road and Outland Road to reach the area around Beacon Park. From Beacon Park, take Beacon Park Road, then turn into the residential streets leading to Dovedale Road. Arrive at 37 Dovedale Road.

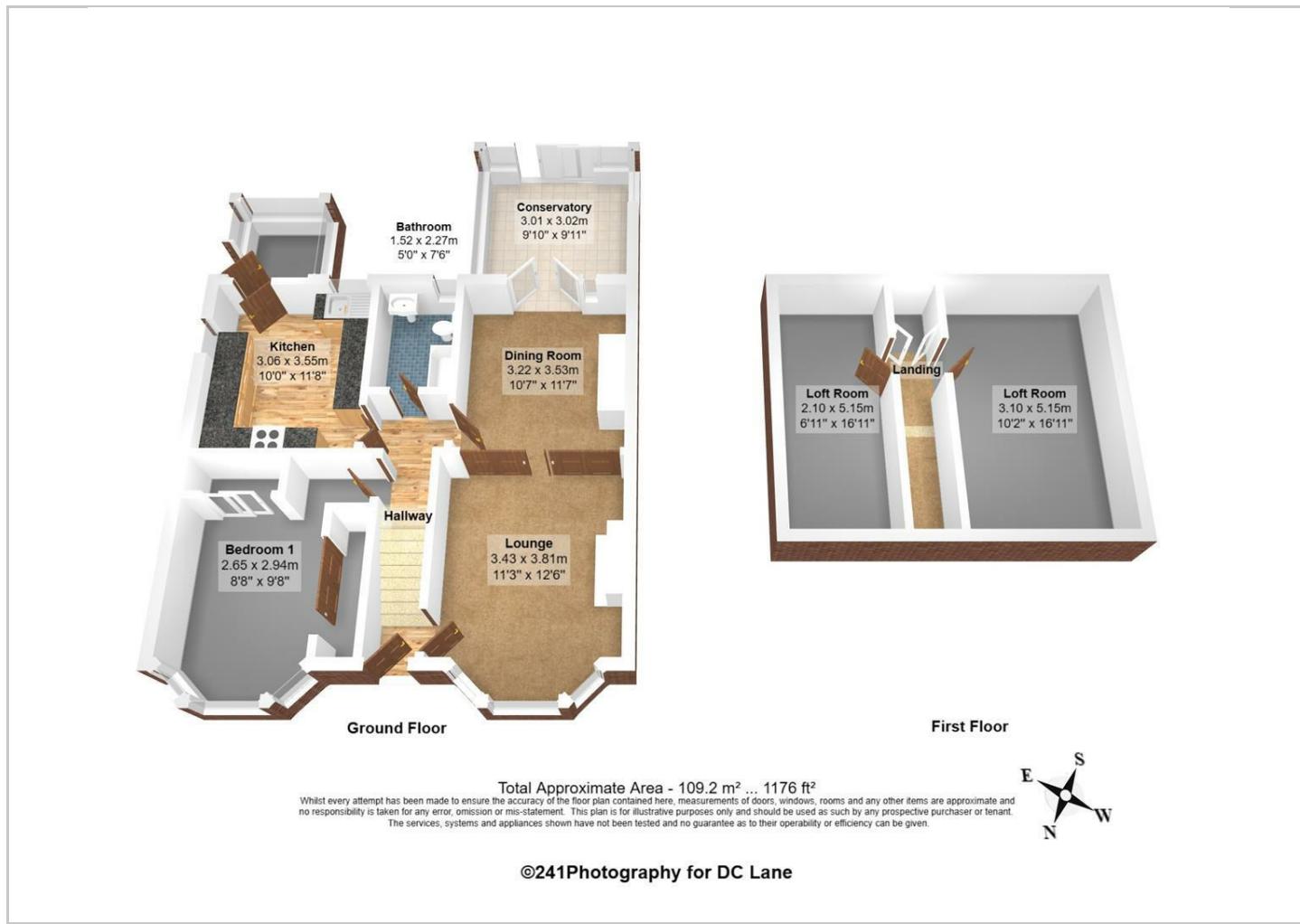
Council Tax Band: C

Scan for Material Information

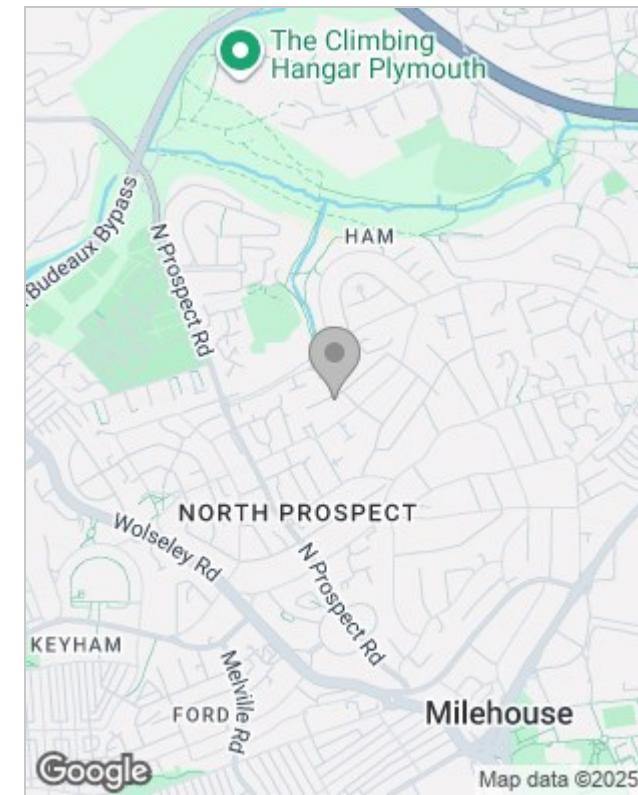




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	
		47	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
		England & Wales	

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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