



Fellowes Place, Plymouth, PL1 5NB  
£325,000 Freehold

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£325,000

# Fellowes Place

## Plymouth, PL1 5NB

- End Terraced Period Home
- Four Bedrooms
- Popular Millbridge Location
- EPC Grade D
- No Onward Chain
- Arranged Over Four Storeys
- Self Contained Flat
- Gas Central Heating
- Enclosed Rear Garden
- Council Tax Band B

DC Lane are delighted to present this substantial five bedroom period townhouse, enviably positioned in the highly sought after Millbridge area, just moments from Plymouth City Centre and vibrant Stoke Village.

Arranged over four storeys, this charming home offers generous and flexible living space, beautifully enhanced by natural light throughout. The welcoming hallway leads into a bright lounge that seamlessly flows into the kitchen, which provides ample space for a statement dining table and chairs. A family bathroom completes the ground floor accommodation.

The first floor comprises three well proportioned bedrooms, with stairs rising to the second floor where a further bedroom and shower room can be found.

The well presented lower ground floor is accessed externally and arranged as a self contained space. Boasting a spacious kitchen/diner, lounge, double bedroom and shower room, it offers an excellent opportunity for extended family living or guest accommodation.

A charming rear garden is zoned with various seating areas and rear gated access.

Offered to the market with no onward chain, this exceptionally spacious property is perfectly located with shops, transport links and amenities all within easy reach. Combining versatile living arrangements with the convenience of city living, an early viewing is highly recommended.



### Ground Floor

Lounge	14'9" x 12'10" (4.51 x 3.93)
Kitchen/Diner	12'10" x 12'10" (3.92 x 3.93)
Bathroom	5'2" x 7'11" (1.58 x 2.42)
<b>First Floor</b>	
Bedroom	12'9" x 12'10" (3.91 x 3.93)
Bedroom	13'6" x 12'10" (4.13 x 3.93)
Bedroom	9'8" x 9'4" (2.95 x 2.85)
<b>Second Floor</b>	
Bedroom	12'7" x 19'1" (3.84 x 5.84)
Shower Room	7'8" x 8'5" (2.36 x 2.57)
<b>Lower Ground Floor</b>	
Lounge	11'10" x 13'6" (3.63 x 4.13)



Kitchen/Diner	19'1" x 8'10" (5.82 x 2.71)
Bedroom	13'7" x 12'2" (4.16 x 3.73)
Shower Room	4'9" x 7'3" (1.45 x 2.23)

## Directions

From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Head south-west on Wilton St 0.2 mi Turn left onto Molesworth Road turn right into Fellowes Place and the property is found on the right.

## Scan for Material Information

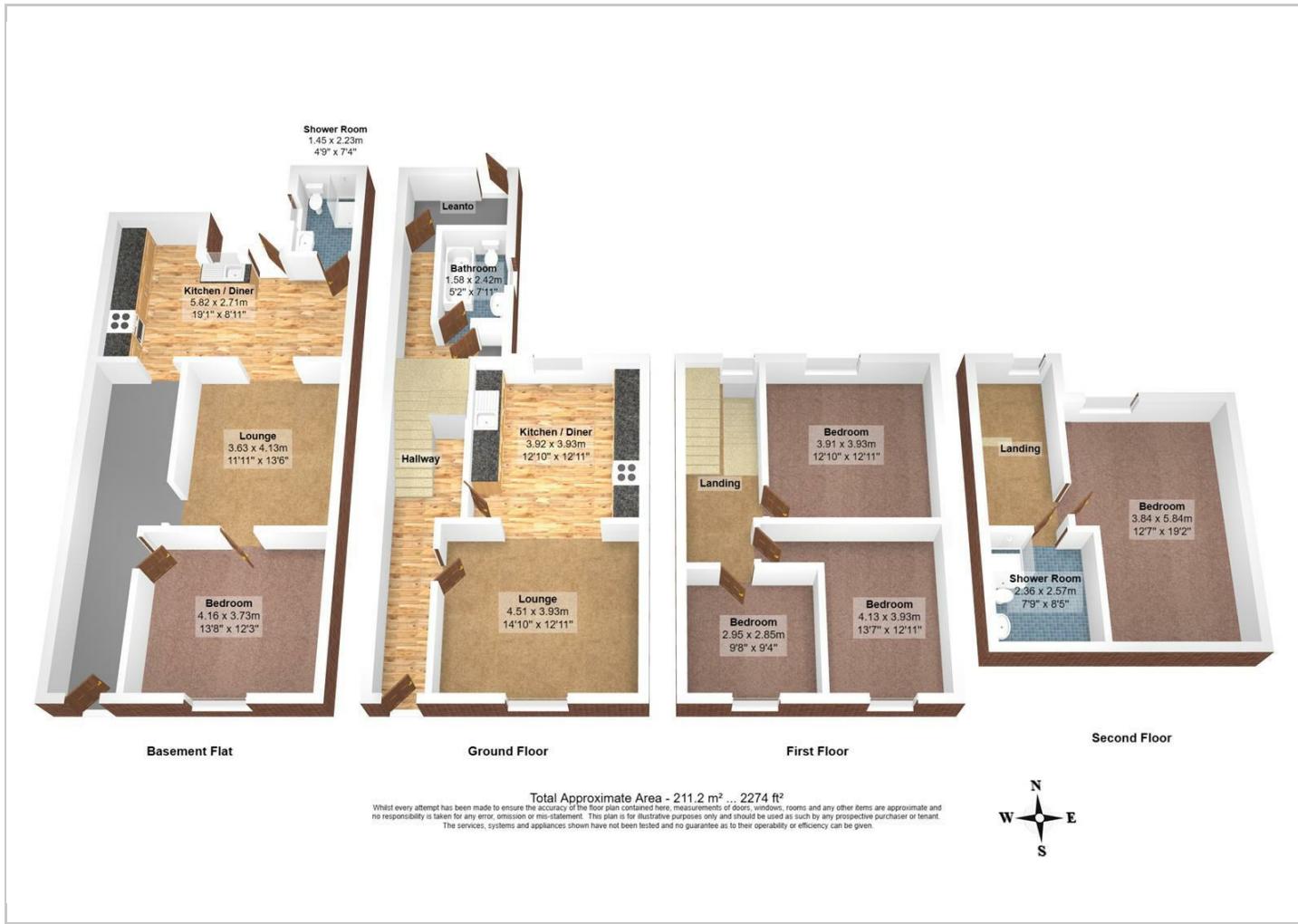


## Council Tax Band: B

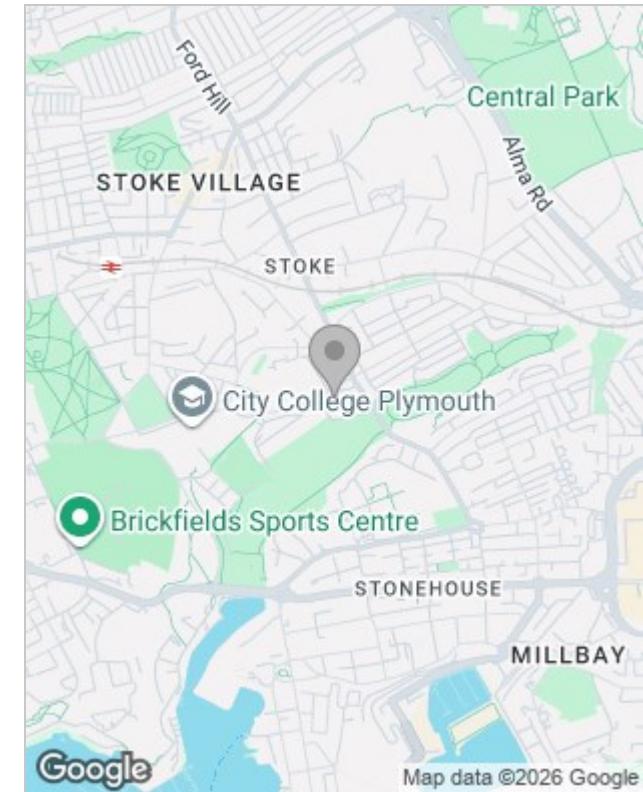




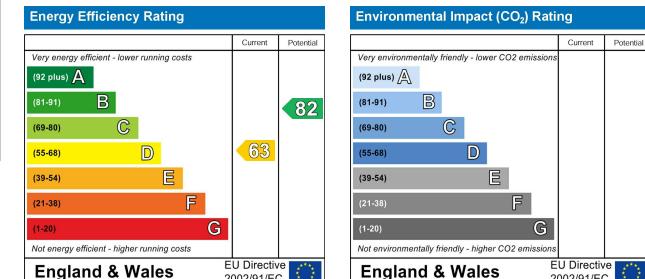
## Floor Plans



## 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.

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.