



**Connells**

Underlane  
Plympton Plymouth



# Underlane Plympton Plymouth PL7 1QY

for sale offers in excess of  
**£425,000**



## Property Description

Situated in the sought-after location of Underlane, PL7, this spacious three/four bedroom detached home occupies a generous plot with fantastic potential. The property offers well-proportioned accommodation throughout, including a light-filled conservatory.

Enjoy far-reaching views, a large private driveway with parking for multiple vehicles, and the benefit of planning permission already granted for a one-bedroom detached bungalow in the garden - ideal for multigenerational living, guest accommodation, or a long-term investment.

Conveniently located close to highly regarded local schools, shops, and everyday amenities, and offering easy access to the A38, this home is perfect for families, commuters or anyone seeking space and flexibility in a well-connected part of Plympton.

A rare opportunity to secure a plot of this size with scope to grow - early viewing is highly recommended!

## Entrance Hall

Double glazed door to the front aspect, door access to lounge, dining room, downstairs WC, kitchen, dining room, radiator

## Lounge/Diner

22' max x 12' 3" max ( 6.71m max x 3.73m max )

Double glazed window to the side aspect, gas fire with mantelpiece, coving to ceiling, double glazed sliding doors to conservatory, radiator. Double glazed sliding doors to the rear garden, hatch to the kitchen, coving to ceiling

## Bedroom Four

9' 9" max x 25' Plus Wardrobe ( 2.97m max x 7.62m Plus Wardrobe )

Double glazed window to the front and side aspect, radiator

## Kitchen

8' 2" max x 17' 10" Plus Cupboard ( 2.49m max x 5.44m Plus Cupboard )

Double glazed window to the rear aspect, fitted kitchen with wall and base units, one and half bowl sink and draining board, built in oven, 5 ring gas hob, stainless steel extractor hood, space for fridge freezer and washing machine, part tiled, double glazed door to the rear garden, radiator

## Conservatory

11' 7" max x 11' 7" max ( 3.53m max x 3.53m max )

Double glazed windows to the front and side, double glazed patio doors to the side

## Downstairs Wc

Double glazed round window to the front elevation, wash hand basin and vanity unit, low level WC, understairs storage

## Landing

Double glazed window to the front elevation, door access to bedrooms, bathroom, loft access, storage cupboard

## Bedroom One

13' 10" max x 12' 4" max ( 4.22m max x 3.76m max )

Double glazed window to the front and side aspect, two storage cupboards, solar panel unit, radiator

## Bedroom Two

13' 5" max x 8' 4" max ( 4.09m max x 2.54m max )

Double glazed window to the front elevation with far reaching views, door access to walk in wardrobe, radiator

## Bedroom Two Walk In Wardrobe

8' 11" max x 3' 6" max ( 2.72m max x 1.07m max )

Double glazed window to the side elevation

## Bedroom Three

9' 5" max x 7' 1" max ( 2.87m max x 2.16m max )

Double glazed window to the rear elevation

## Bathroom

Double glazed obscured glass window to the rear elevation, bath, wash hand basin, separate shower cubicle, low level WC, ladder towel rail

## Parking

Driveway for multiple vehicles

## Rear Garden

Generous plot, patio area, summer house, mature shrubs

## Agents Note

Solar panels owned outright - currently receiving £2400 annually cashback. Expires November 2036.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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