









welcome to

Dark Street Lane, Plymouth

*** NO CHAIN - POTENTIAL TO IMPROVE ***

A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED home with a GARAGE and DRIVEWAY, within a FANTASTIC PLOT, short walking distance to THE RIDGEWAY and sold with NO CHAIN. Call Fox & Sons today to arrange your viewing!













Entrance Hall

Door to the lounge, radiator and stairs to first floor.

Lounge

11' 10" max x 13' 8" max (3.61m max x 4.17m max)
Double glazed window to front elevation, gas fireplace with surround and door to dining room.

Dining Room

15' 2" max x 8' 3" max (4.62m max x 2.51m max) Double glazed window to side elevation, radiator, storage cupboard and archway to the kitchen.

Kitchen

14' 11" max x 5' 10" max (4.55m max x 1.78m max) Two double glazed windows to rear elevation, sink drainer, integrated fridge and freezer, space for a washing machine and oven with a door to the WC and rear garden.

Wc

Double glazed obscure window and WC.

First Floor Landing

doors to all three bedrooms, shower room, storage cupboard, loft access and double glazed window to side elevation.

Bedroom 1

14' 10" max x 9' 5" max (4.52m max x 2.87m max) Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom 2

9' 10" x 8' 3" (3.00m x 2.51m)

Double glazed window to rear elevation, radiator and fitted wardrobe

Bedroom 3

5' 5" x 7' 7" (1.65m x 2.31m)

Double glazed window to front elevation and radiator.

Shower Room

Double glazed obscure window to rear elevation, WC, electric shower, pedestal sink and radiator.

Front Garden

A unique plot offers this property a large, low maintenance front garden with a driveway, with leads access to the garage, rear door and garden.

Rear Garden

A low maintenance, small rear garden with a fence and plant bed surround.

'summer house'

7' 6" x 10' 1" (2.29m x 3.07m)

An extension from the rear of the garage, offering a place to with with power and double glazed surround.

Garage

19' $\max x$ 9' 11" \max (5.79m $\max x$ 3.02m \max) Power and lighting, door to rear garden and electric up/over door.





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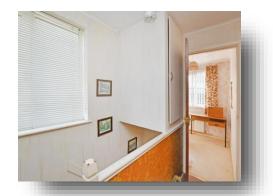
- Three Bedrooms
- Semi-detached
- Council Tax Band C
- Garage + Driveway
- Potential To Improve

Tenure: Freehold EPC Rating: C

offers in the region of

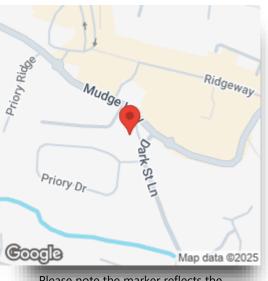
£265,000











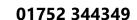
Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104212



Property Ref: PYP104212 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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