

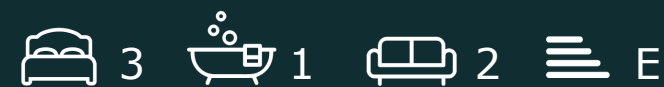
DC  
LANE

SELL • LET • MANAGE



Pendennis Close, Plymouth, PL3 5SJ

£355,000 Freehold









# Pendennis Close

## Plymouth, PL3 5SJ

- Detached House
- Two Double Bedrooms
- Extensive Gardens
- Garage & Driveway
- No Onward Chain
- Sought After Hartley Vale Location
- Office Space or Third Bedroom
- Open Plan Lounge/Dinner
- Potential For Extension
- Council Tax Band D

DC Lane are thrilled to present this delightful detached property, coming to the market for the first time since it was built. Tucked away in the sought after location of Hartley Vale, it offers convenient access to the A38 and excellent transport links.

As you approach the property, you will find a generous driveway leading to the front entrance. A spacious lawned front garden separates the house from the road, offering privacy for the interior.

Through the main door into the large vestibule, the hallway opens into a spacious open plan living reception room, which leads into an office space that could also be set up as a third bedroom. The lounge flows into the dining area and on into the generously sized conservatory, seamlessly connecting the indoors with the outdoors providing the perfect space to relax, entertain, or simply enjoy the landscape all year round. The kitchen features plentiful cabinets, a pleasant outlook over the landscaped garden, and access to the utility area and garage. A downstairs WC completes the ground floor accommodation.

Upstairs, there are two double bedrooms with built-in storage, separated by a full family bathroom with both a shower and bath.

The garden is a true highlight, full of charm, with a mix of patio areas, lush mature greenery, a greenhouse, and secluded spots to unwind. The home enjoys a wraparound sense of tranquility, with various seating areas thoughtfully placed to capture sunlight and shade throughout the day. The property benefits from a newly installed electrical storage heating system as well as double glazed windows throughout.

With no onward chain, this lovely home offers spacious living and a rare opportunity to secure a family friendly lifestyle in an enviable location. The property also offers potential for extension over the garage or at the rear subject to planning permissions, providing space for a growing family.

A viewing is highly recommended.

£355,000



### Ground Floor

#### Hallway

#### WC

Lounge 10'11" x 17'10" (3.35 x 5.45)

Dinning Room 10'11" x 9'9" (3.35 x 2.99)

Kitchen 8'7" x 9'9" (2.62 x 2.99)

Utility Room 7'1" x 9'9" (2.16 x 2.99)

Office/Bedroom 3 8'7" x 8'7" (2.62 x 2.64)

Conservatory 20'1" x 7'11" (6.13 x 2.42)

Garage 8'7" x 20'2" (2.62 x 6.15)

### First Floor

Bedroom 1 16'2" x 9'9" (4.94 x 2.99)

Bedroom 2 16'2" x 9'1" (4.94 x 2.77)

Bathroom 9'8" x 5'10" (2.96 x 1.79)





## Directions

From Mutley Plain head south-east and continue straight as the road becomes Mannamead Road. At the Lipson Vale Roundabout, take the second exit onto Pennycomequick Road and follow it as it becomes Ford Park Road, crossing over the A38 flyover. Continue through the traffic lights at Ford Cross, staying straight onto Pennycross Road. Follow this road for approximately a mile before turning left onto Wembury Road. Take the second right into Pendennis Close, where number 5 is located within this quiet residential cul-de-sac.

**Council Tax Band: D**

## Scan for Material Information

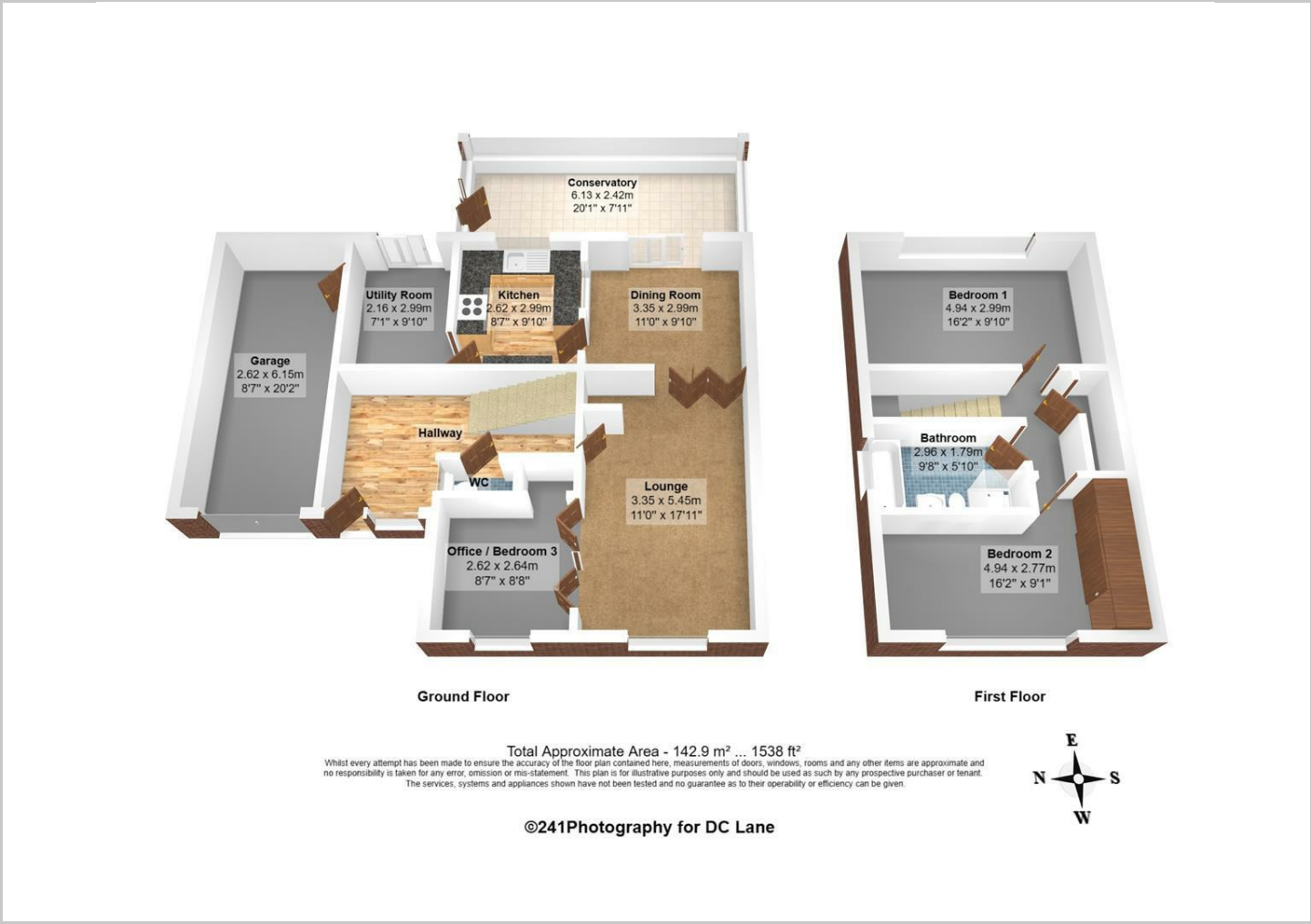








Floor Plans



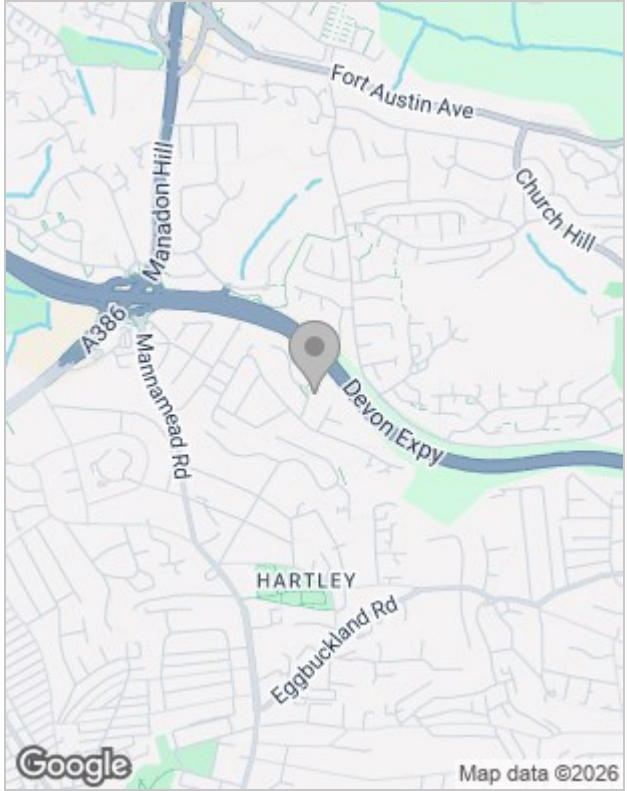
Viewing

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.

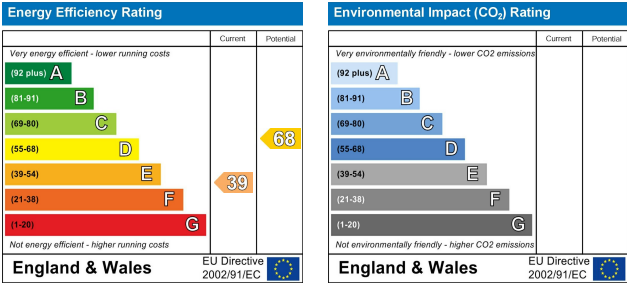
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

Location Map



Energy Performance Graph



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