





**DC**  
LANE

SELL • LET • MANAGE

Fellows Place, Plymouth, PL1 5NB  
Offers Over £225,000 Leasehold

 3  1  1  D



Offers Over £225,000

# Fellowes Place

Plymouth, PL1 5NB

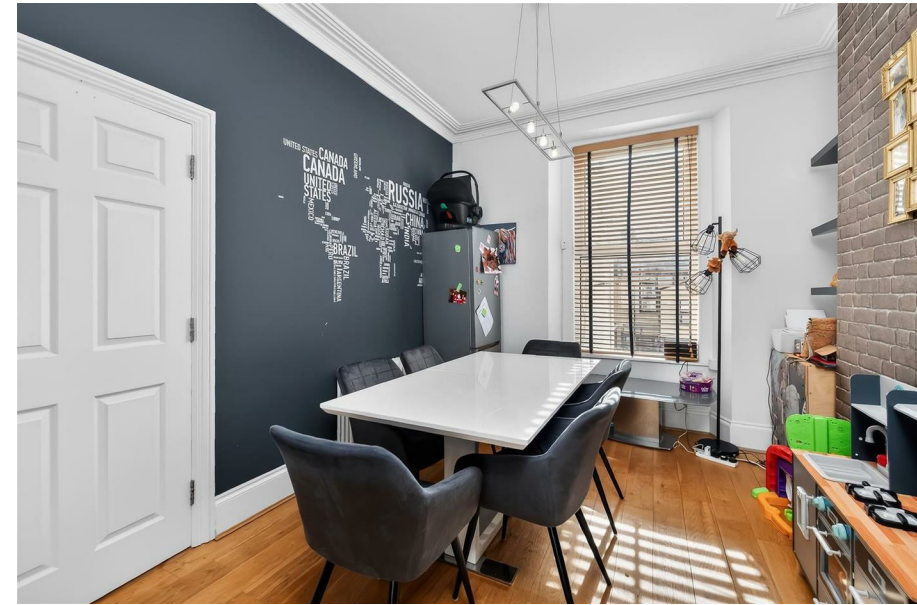
- First & Second Floor Maisonette
- Millbridge Location
- Character Features
- Spacious Accommodation
- No Onward Chain
- Three Bedrooms
- Arranged Over Two Floors
- Four Piece Bathroom
- Balcony
- Council Tax Band B

DC Lane are delighted to present this substantial and beautifully presented three bedroom maisonette, enviably positioned in the highly sought after Millbridge area within walking distance to the City Centre and vibrant Stoke Village.

Arranged over two storeys, this charming home offers generous living space, enhanced by an abundance of natural light and an array of period features throughout. A welcoming entrance hallway with engineered wood flooring sets the tone, leading into a bright and inviting lounge rich in warmth and character, complete with a feature period fireplace, which flows seamlessly into the dining room, both rooms offering ample space for statement furniture and entertaining. The contemporary gloss kitchen is thoughtfully designed with a range of integrated appliances including full height fridge and freezer, dishwasher and washing machine, complemented by plentiful cabinetry and wood worktops. French doors open onto a delightful south facing balcony, the perfect spot to relax with a morning coffee or evening tippie.

The first floor comprises three well proportioned bedrooms, two generous doubles, both retaining attractive period fireplaces and a comfortable single. The luxurious family bathroom is particularly impressive, featuring a walk in shower, roll top bath and even space for a chaise longue, creating a truly indulgent retreat.

Offered to the market with no onward chain, this exceptionally spacious property benefits from a long lease and has been previously let, with safety certificates in place. Perfectly positioned with shops, transport links and local amenities all within easy reach an early viewing is highly recommended.



## Ground Floor

|             |                             |
|-------------|-----------------------------|
| Lounge      | 12'8" x 11'9" (3.88 x 3.60) |
| Dining Room | 10'3" x 11'7" (3.14 x 3.54) |
| Kitchen     | 9'1" x 11'5" (2.77 x 3.48)  |

## First Floor

|               |                             |
|---------------|-----------------------------|
| Bedroom One   | 10'1" x 12'7" (3.08 x 3.84) |
| Bedroom Two   | 10'1" x 12'4" (3.08 x 3.77) |
| Bedroom Three | 6'2" x 8'3" (1.89 x 2.54)   |
| Bathroom      | 9'4" x 11'10" (2.85 x 3.61) |





## Directions

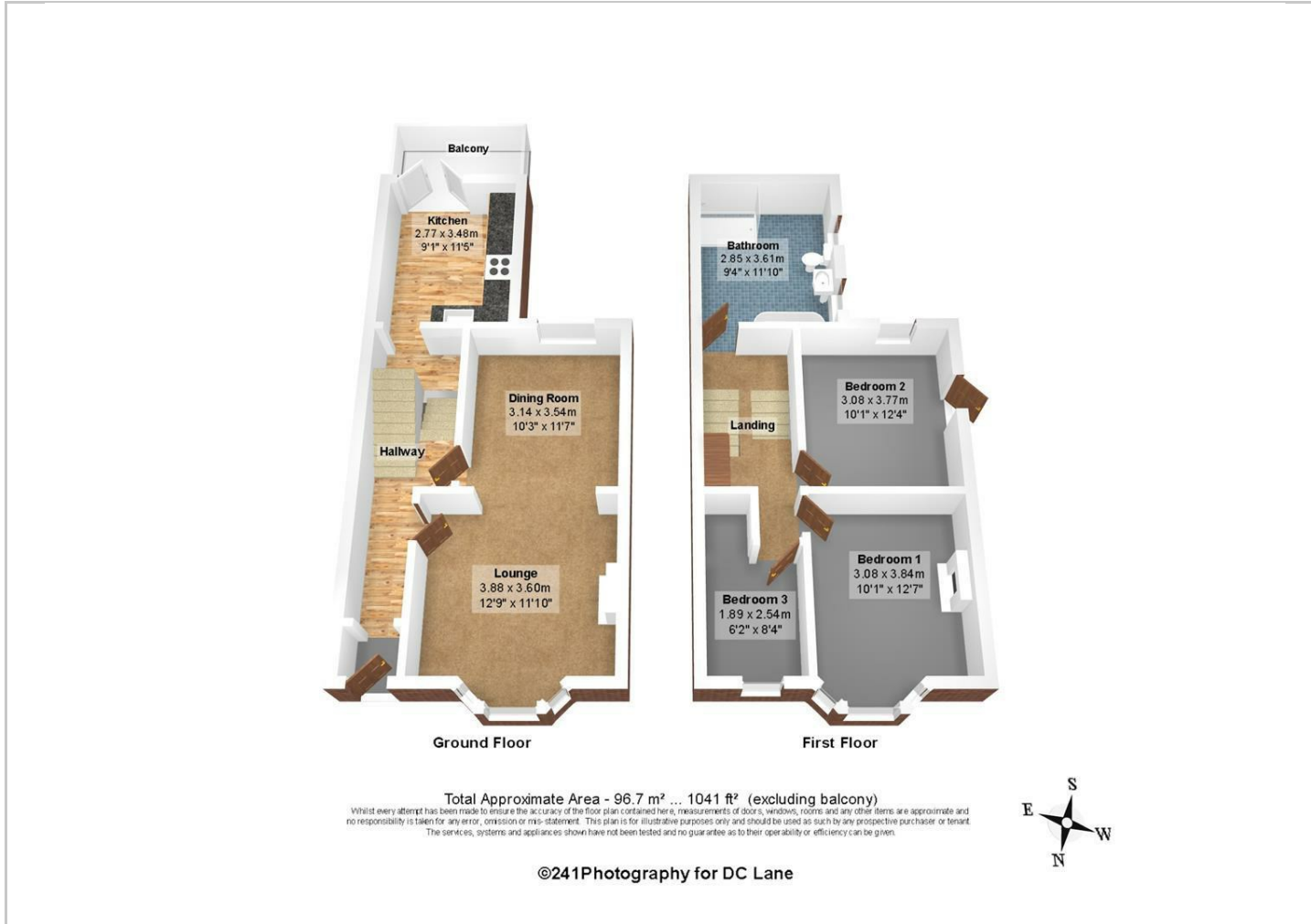
From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Head south-west on Wilton St 0.2 mi Turn left onto Molesworth Road turn right into Fellowes Place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

**Council Tax Band: B**

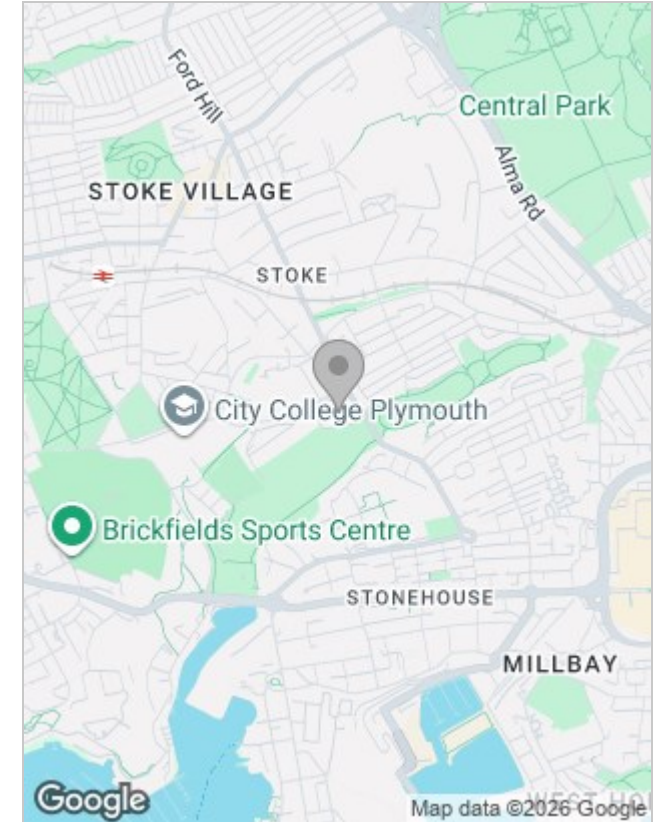




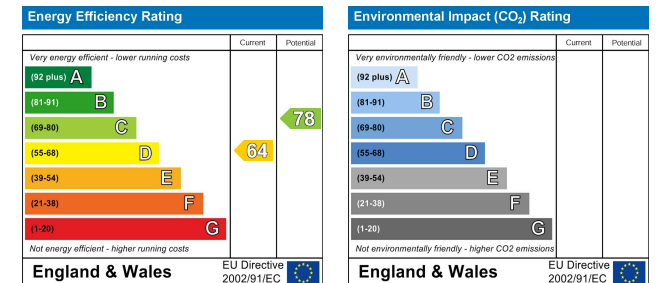
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane 2 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk