Hangar Lane, Plymouth, PL6 8DW

£310,000 Freehold

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BABY

Hangar Lane

Plymouth, PL6 8DW

£310,000

- Modern Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Bathroom & En Suite
- Two Parking Spaces
- Arranged Over Three Storeys
- Derriford Location
- Flexible Versatile Accommodation
- Generous Enclosed Rear Garden
- Council Tax Band C

DC Lane are delighted to bring to market this beautifully presented three bedroom semi detached family home, situated within the highly regarded Cavanna Homes development in Derriford. Perfectly positioned for local amenities, the property is just a short walk from Derriford Hospital and offers convenient access to major transport routes including the City Centre, the A38 and north towards Dartmoor and Tavistock.

Designed for modern family living and effortless entertaining, this superb home is arranged over three storeys and enjoys an abundance of natural light throughout. The welcoming entrance hallway leads to a spacious open plan kitchen/dining/family room truly the heart of the home. The well appointed kitchen features a stylish breakfast bar and benefits from a dual aspect outlook, allowing light to flood the space, while French doors open seamlessly onto the rear garden providing an indoor outdoor flow ideal for summer soirees. A cloakroom/WC completes the ground floor accommodation. The first floor hosts an elegant sitting room enhanced by a charming box bay window. The principal bedroom is also located on this level and benefits from a contemporary en suite shower room. On the second floor are two further generous double bedrooms served by a modern family bathroom. Externally, the enclosed rear garden is predominantly laid to lawn with fenced boundaries and gated rear access leading to two allocated parking spaces.

This well presented versatile home is currently arranged as three bedrooms and two reception rooms but could easily be configured as four bedrooms if desired and perfectly suited as an investment for letting to medical professionals seeking convenience and comfort close to work. An early viewing is highly recommended to fully appreciate this exceptional property in such an enviable location.

Please note that the sitting room photograph has been omitted, as the space is currently filled with packing boxes due to moving.

Ground Floor	
Open Plan Kitchen/Living	8'8" x 28'7" (2.66 x 8.73)
Cloakroom/WC	3'8" x 4'11" (1.14 x 1.52)
First Floor	
Sitting Room	12'11" x 13'2" (3.96 x 4.02)
Bedroom One	12'11" x 8'8" (3.96 x 2.65)
En Suite	6'0" x 5'8" (1.83 x 1.73)
Second Floor	
Bedroom Two	12'11" x 8'8" (3.96 x 2.65)
Bedroom Three	12'11" x 11'11" (3.96 x 3.64)
Bathroom	6'0" x 6'11" (1.83 x 2.11)

Directions

From the A38 Westbound, come off at Manadon Roundabout taking the fifth exit heading for Derriford Hospital. Continue on Tavistock Road following lane directions for the Hospital. At the roundabout take the Third exit onto Derriford Road. Turn Left onto Plymbridge Lane and take the first left into development and the property can be found on the left.

Scan for Material Information

Council Tax Band: C

Floor Plans

Total Approximate Area - 103.7 m² ... 1116 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis- statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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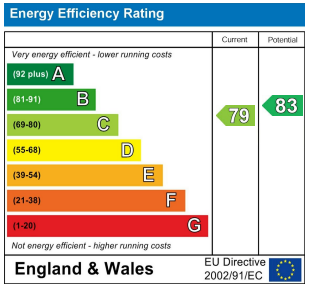
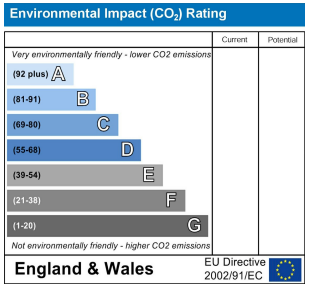
Location Map

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.

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