



**DC**  
LANE

SELL • LET • MANAGE

Truro Drive, Plymouth, PL5 4PB  
£175,000 Freehold

 2  1  1  C



£175,000

# Truro Drive

Plymouth, PL5 4PB

- Video Viewing Available
- Lovely Rear Garden
- Double Glazing
- Allocated Parking
- Quiet Location
- Terraced House
- Gas Central Heating
- 2 Double Bedrooms
- Recently re-decorated
- EPC Grade C

DC Lane are delighted to present this beautifully updated two double bedroom terraced home, quietly tucked away within the popular Badgers Wood development on Truro Drive, Whiteleigh. Recently redecorated and thoughtfully improved throughout, this well presented property is offered to the market with no onward chain and is ready for immediate occupation.

A welcoming entrance hallway provides access to the first floor and leads into the modern fitted kitchen, positioned to the front of the property with an excellent range of storage and workspace. To the rear, the spacious lounge offers a bright and comfortable living area with ample room for both relaxing and dining. Sliding patio doors flood the room with natural light and open directly onto the attractive rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The enclosed rear garden enjoys a lovely green outlook and features an elevated decked seating area, perfectly positioned to make the most of the sunshine and ideal for al fresco dining or unwinding after a long day.

The first floor comprises two generous double bedrooms, both well proportioned and filled with natural light, together with a family bathroom conveniently located between the two bedrooms.

Further benefits include gas central heating, allocated parking and a particularly peaceful position within this sought after residential development. Offered to the market with no onward chain, this fantastic home is an ideal first time purchase, investment opportunity or property for those looking to downsize, with local amenities, schools and transport links all within easy reach.

An early viewing is highly recommended.



## Ground Floor

Kitchen 5'6" x 10'5" (1.68 x 3.19)

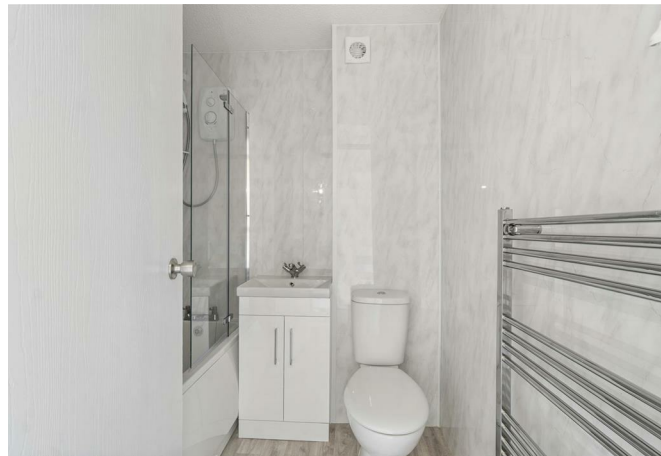
Lounge/Diner 11'2" x 13'0" (3.41 x 3.97)

## First Floor

Master Bedroom 11'2" x 8'5" (3.41 x 2.57)

Bathroom 5'4" x 5'11" (1.64 x 1.81)

Bedroom 2 11'2" x 8'7" (3.42 x 2.63)





## Directions

From our office on Mutley Plain, proceed north-west along Outland Road (A386) towards Manadon Roundabout. At the roundabout, take the third exit onto Budshead Road, continuing towards Whitleigh. At the next roundabout, take the exit onto Whitleigh Avenue before turning left into Lancaster Gardens. Take the first right into Truro Drive and continue through the Badgers Wood development, where the property can be found on the right-hand side.

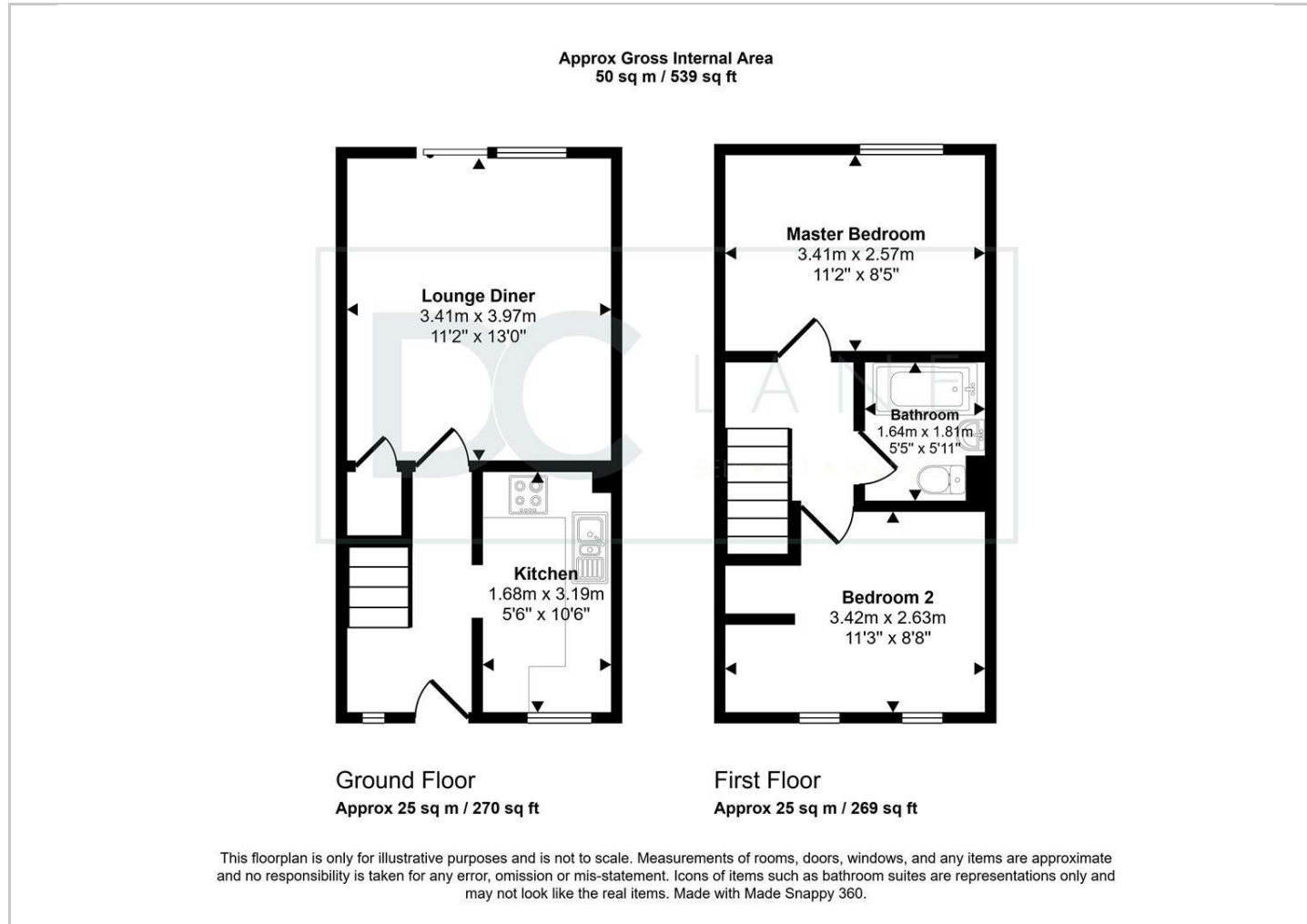
**Council Tax Band: B**

## Scan for Material Information

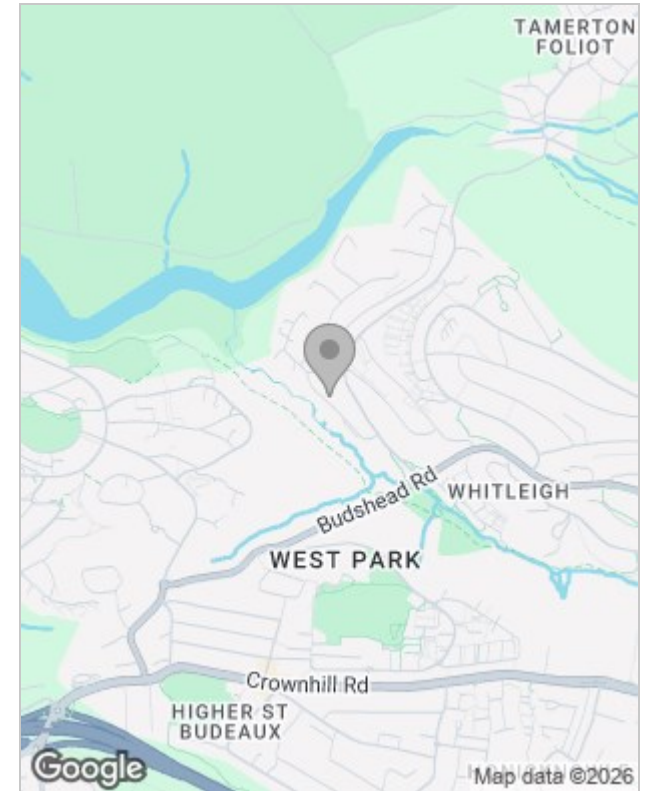




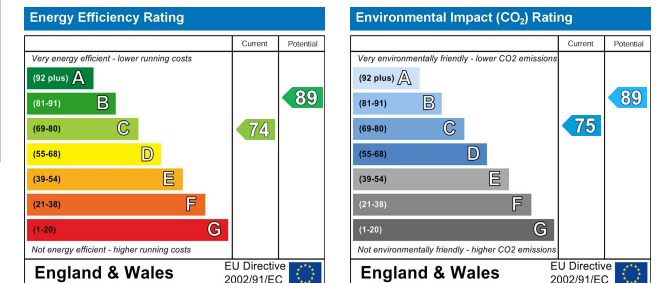
## Floor Plans



## 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.

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