



SELL • LET • MANAGE

Brean Down Road, Plymouth, PL3 5PU

£370,000 Freehold

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£370,000

Brean Down Road

Plymouth, PL3 5PU

- Detached Family Home
- Popular Peverell Location
- Potential For Enhancement
- Generous Rear Garden
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Four Piece Bathroom Suite
- Garage & Driveway
- Council Tax Band C

Positioned in the ever popular Peverell area, moments from the green expanse of Central Park and within easy reach of excellent schooling, this detached family home offers generous living accommodation, character features and exciting potential for further enhancement. Offered to the market with no onward chain, the property also benefits from a garage and driveway parking.

Entry into the welcoming hallway leads through to a reception room featuring a bay window and fireplace. Glazed pocket doors open seamlessly into the dining room, where French doors provide direct access to the rear garden. Both reception rooms comfortably accommodate statement furnishings, making them ideal for family living and entertaining alike.

The kitchen offers ample cabinetry and opens into a generous utility room with access to the garden. Subject to any necessary consents, there is clear scope for these spaces to be opened up to create a more flowing, open plan layout suited to modern lifestyles. A WC completes the ground floor accommodation.

Upstairs, there are two well proportioned double bedrooms and a single bedroom, all newly carpeted and served by a stylish modern bathroom complete with a freestanding bath and separate shower cubicle.

To the rear, the garden is a wonderfully eclectic and established space, filled with raised beds, mature shrubs and flowering plants. Paved areas, a greenhouse and a pond combine to create a private and characterful outdoor retreat.

This is a rare opportunity to acquire a detached home in one of Plymouth's most sought after residential locations, offering charm, practicality and future potential in equal measure and a viewing is highly recommended.



Ground Floor

Lounge	12'5" x 14'0" (3.80 x 4.29)
Dining Room	11'3" x 13'3" (3.44 x 4.04)
Kitchen	6'9" x 11'6" (2.07 x 3.51)
Utility Room	8'5" x 10'7" (2.58 x 3.23)
WC	2'6" x 2'11" (0.77 x 0.90)

First Floor

Bedroom One	11'3" x 13'9" (3.44 x 4.21)
Bedroom Two	11'3" x 13'6" (3.44 x 4.12)
Bedroom Three	6'9" x 8'2" (2.07 x 2.51)
Bathroom	6'9" x 9'8" (2.07 x 2.95)
External	
Garage	7'10" x 17'11" (2.40 x 5.48)



Directions

From the office continue onto Hyde Park Rd 1.1
Continue straight onto Weston Park Rd Turn
right onto Brent Knoll Rd Turn left onto Berron
Park Rd Turn right onto Ludlow Rd Turn left onto
Brean Down Rd and the property will be on the
right

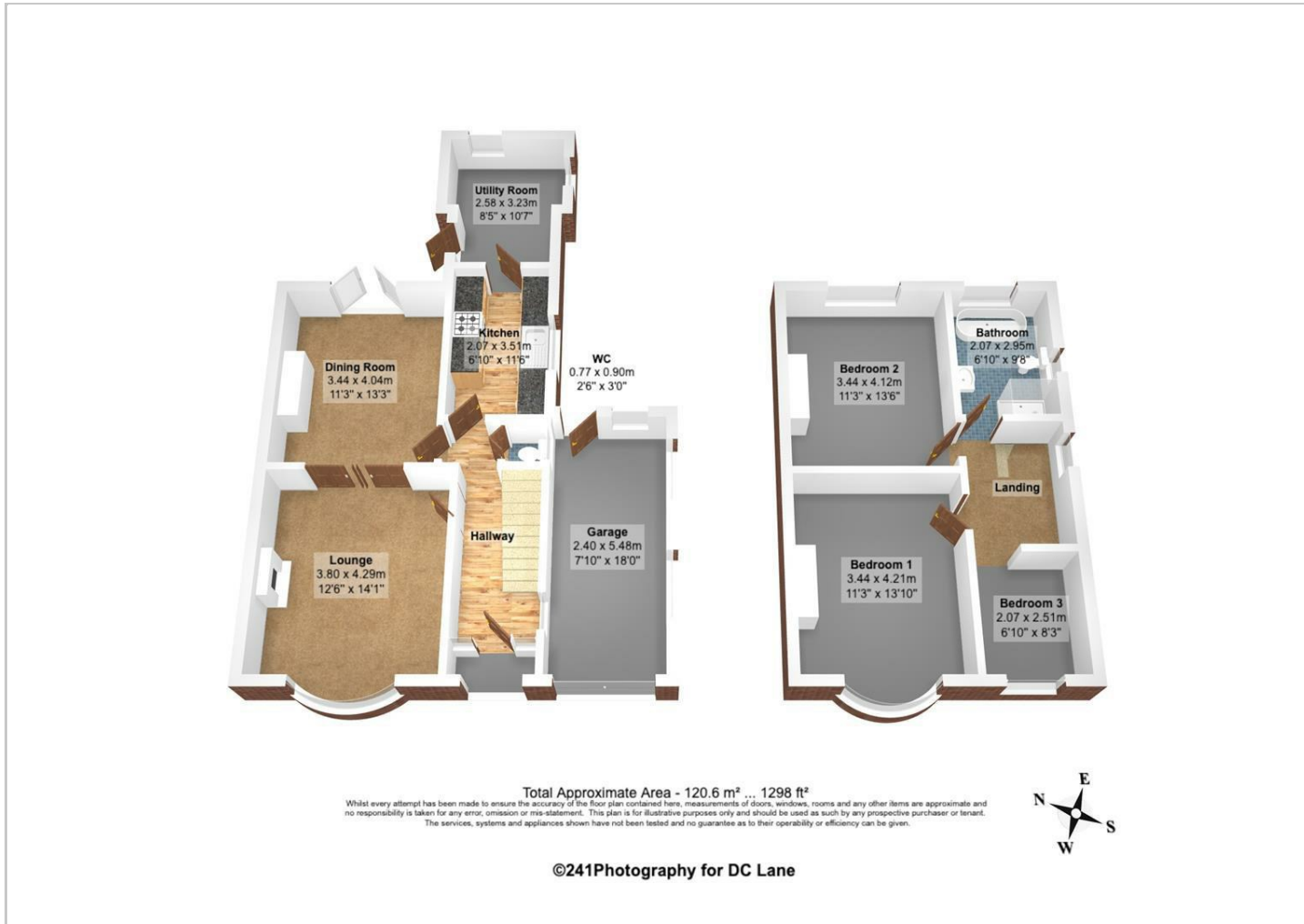
Council Tax Band: C

Scan for Material Information

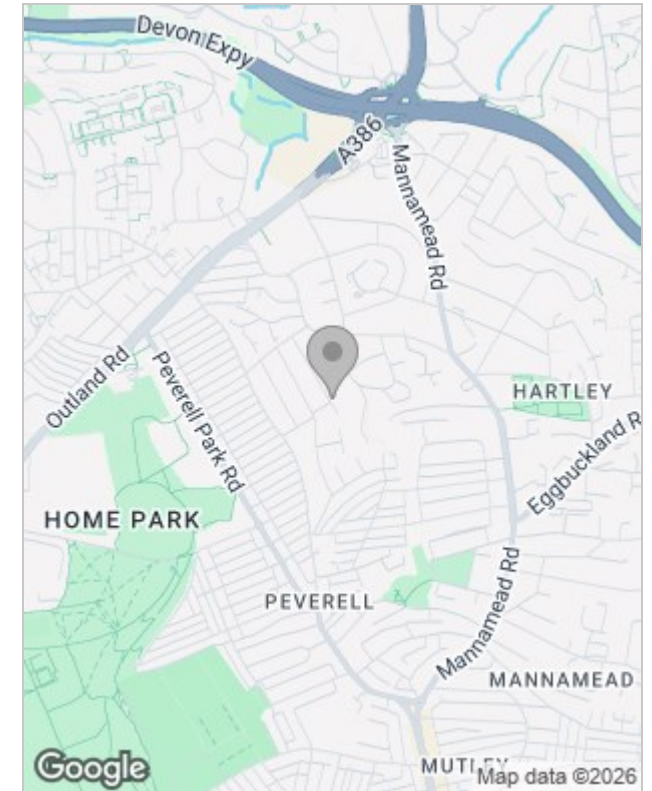




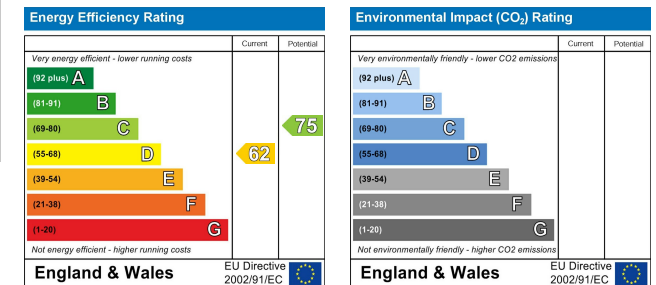
Floor Plans



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.

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