



SELL • LET • MANAGE

Warleigh Avenue, Plymouth, PL2 1NP  
£210,000 Freehold

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£210,000

# Warleigh Avenue

Plymouth, PL2 1NP

- Mid Terraced House
- Keyham Location
- Generous Kitchen
- Close To Parkland
- Rear Courtyard Garden
- Three Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Ideal First Time Buy
- Council Tax Band A

DC Lane are delighted to present this charming mid terraced house located in Keyham and a short stroll to nearby parkland boasting picturesque views of the River Tamar and within easy access to the City Centre, A38 and major routes in all directions.

The accommodation comprises of vestibule opening into a hallway leading into two reception rooms and a generous kitchen with ample units and space for table and chairs with rear garden access. Stairs rise to the first floor offering two double bedrooms the master spanning the width of the property and a single serviced by a well appointed bathroom with shower over the bath.

Externally there is an enclosed courtyard garden with gated rear service lane access and storage sheds.

This lovely property would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.



## Ground Floor

Lounge	11'9" x 12'7" (3.59 x 3.84)
Dining Room	9'4" x 12'8" (2.85 x 3.87)
Kitchen/Breakfast Room	10'4" x 11'6" (3.15 x 3.51)

## First Floor

Bedroom One	15'2" x 12'8" (4.64 x 3.88)
Bedroom Two	9'3" x 12'6" (2.84 x 3.83)
Bedroom Three	10'4" x 7'10" (3.15 x 2.39)
Bathroom	4'5" x 3'3", 269'0" (1.35 x 1,82)



## Directions

Head South on Mutley Plain Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 374 ft Slight right onto Wolseley Rd/A3064 0.2 mi At the roundabout, take the 1st exit onto St Levan Rd 0.5 mi At the roundabout, take the 3rd exit onto Alexandra Terrace 200 ft Turn left onto Ronald Terrace 302 ft Continue onto College Rd 295 ft Turn right onto Warleigh Avenue and the property is on the left.

**Council Tax Band: A**

## Scan for Material Information

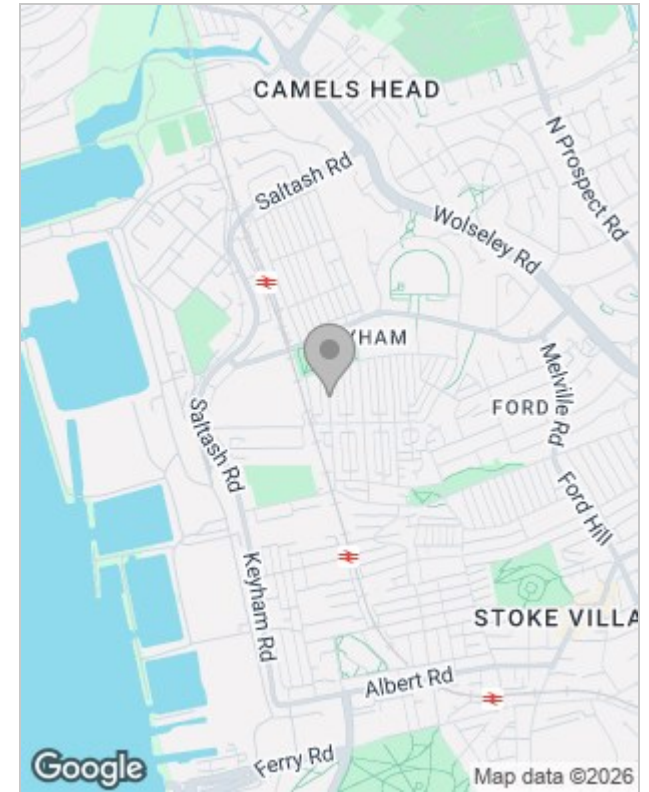




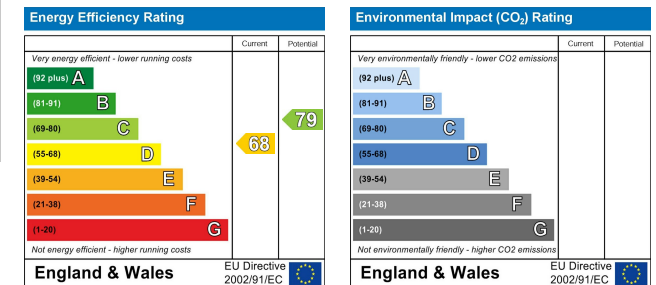
## Floor Plans



## 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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