

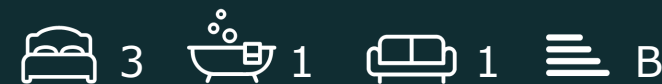
DC
LANE

SELL • LET • MANAGE



Woodville Road, Plymouth, PL2 2SG

Offers Over £250,000 Freehold





Offers Over £250,000

Woodville Road

Plymouth, PL2 2SG

- Semi Detached Modern Home
- Exquisitely Presented
- Bathroom & En Suite
- Delightful Rear Gardens
- No Onward Chain
- Three Bedrooms
- Contemporary Kitchen
- Lounge With French Doors
- Driveway Two Vehicles
- Council Tax Band B

DC Lane are delighted to showcase this beautifully presented modern home offering effortless access to local amenities, excellent transport links and ideally positioned within close proximity to the A38 and other major routes.

Built in 2016, the property boasts contemporary design and stylish living spaces perfect for modern lifestyles. The home is approached via an attractive front lawn garden and a private driveway providing ample parking for two vehicles.

Step inside to a welcoming entrance hallway, which leads into a sleek, fully fitted kitchen featuring a range of integrated appliances including a washing machine, dishwasher and fridge/freezer, complemented by extensive cabinet storage and generous worktop space.

The spacious lounge is designed for both comfort and entertaining with room for statement furnishings and French doors opening seamlessly to the rear garden. A practical storage cupboard, additional utility cupboard housing the tumble dryer and a contemporary cloakroom/wc complete the ground floor accommodation.

To the first floor the master bedroom enjoys garden views and a luxurious en suite shower room. A second double bedroom and a well proportioned single bedroom are served by a modern family bathroom.

Outside, the enclosed rear garden provides a wonderful space for relaxation or alfresco dining, with a paved patio, neat lawn and timber fencing offering privacy. A gated side path gives convenient access to the front.

Neutrally decorated and beautifully styled throughout, this impressive home is ready to move straight into and is offered for sale with no onward chain. A viewing is most definitely recommended.

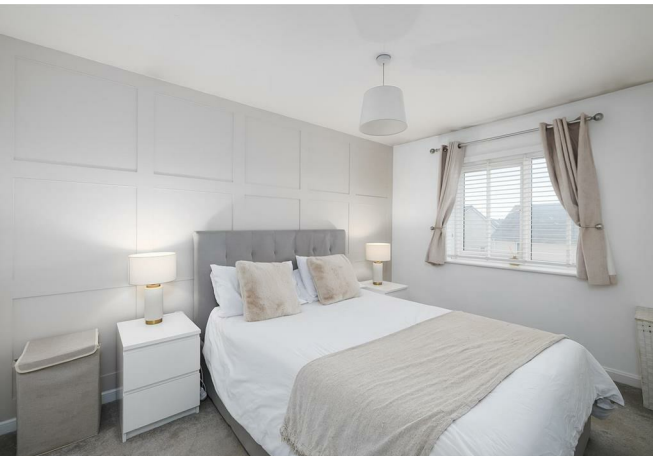


Ground Floor

Lounge/Dining Room	15'3" x 14'6" (4.66 x 4.44)
Kitchen	7'6" x 12'2" (2.30 x 3.71)
WC	3'1" x 4'10" (0.95 x 1.49)

First Floor

Bedroom One	8'5" x 11'4" (2.58 x 3.47)
En Suite	8'5" x 4'3" (2.58 x 1.32)
Bedroom Two	8'5" x 10'5" (2.58 x 3.19)
Bedroom Three	6'3" x 8'9" (1.92 x 2.69)
Bathroom	6'3" x 7'11" (1.92 x 2.42)





Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and Continue straight onto Weston Park Rd for 0.7 mi. Continue onto Ham Dr Go through 5 roundabouts 1.2 mi At the roundabout, take the 1st exit onto N Prospect Rd Turn right onto Overdale Rd Turn right onto Foliot Rd Turn left onto Cookworthy Rd 0.1 Turn right onto Woodville Rd 0.2 mi and the property can be found on the left.

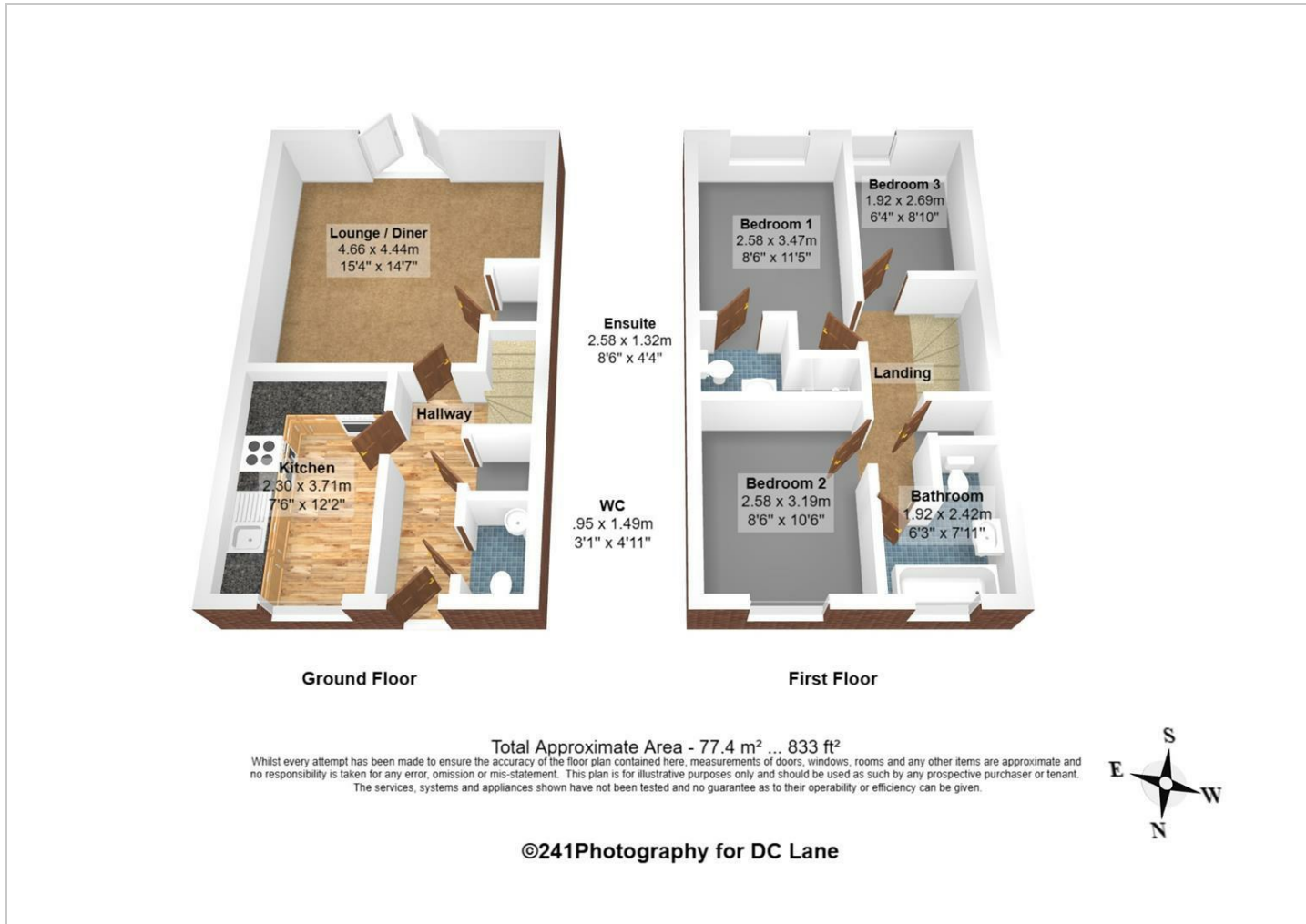
Council Tax Band: B

Scan for Material Information

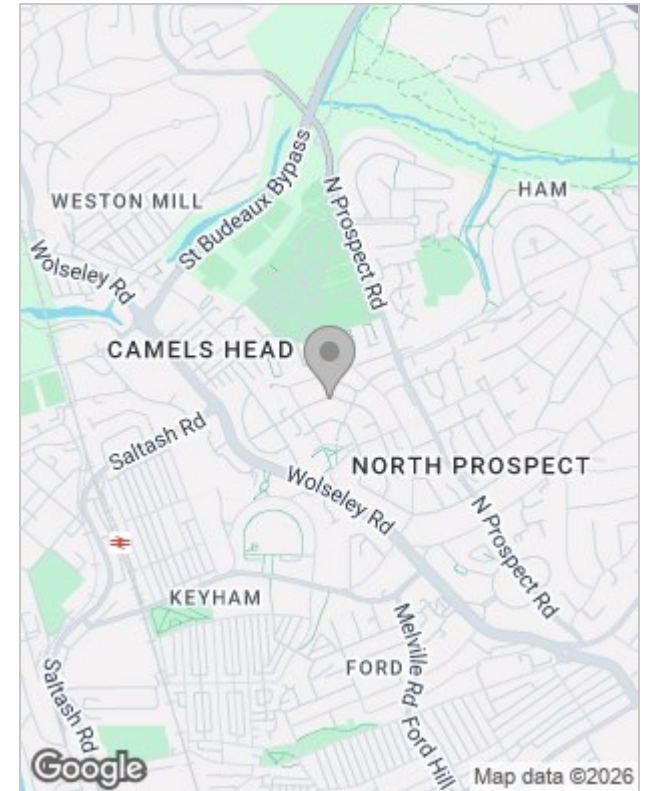




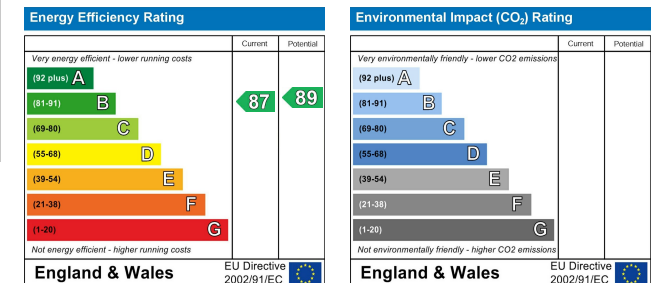
Floor Plans



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.

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