

DC
LANE

SELL • LET • MANAGE

Western College Road, Plymouth, PL4 7AG

£1,800 Per Month





Western College Road

Plymouth, PL4 7AG

- Semi Detached Family Home
- Two Reception Rooms
- Spanning Four Storeys
- Pets Considered
- Council Tax Band E
- Three Double Bedrooms
- Sought After Mannamead Location
- Two Balconies & Roof Terrace with Views
- Unfurnished
- EPC Grade D

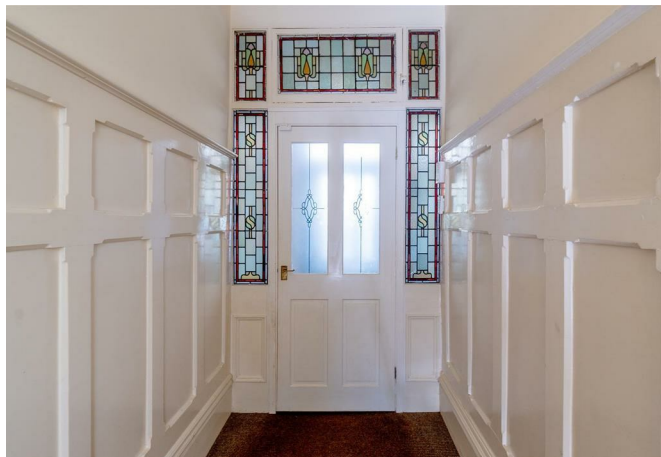
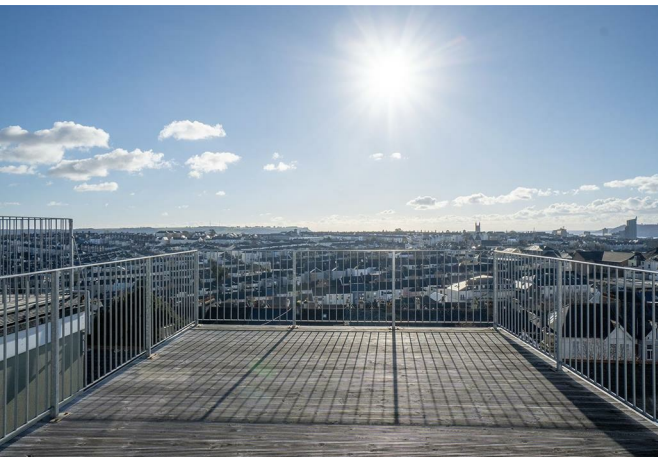
DC Lane are thrilled to showcase this magnificent Victorian residence located within a sought after road in Mannamead, moments from Mutley Plain and within walking distance to the City Centre. Offering ideal family living and entertaining spaces this imposing property spans four storeys and is just under 2000 sq ft in size.

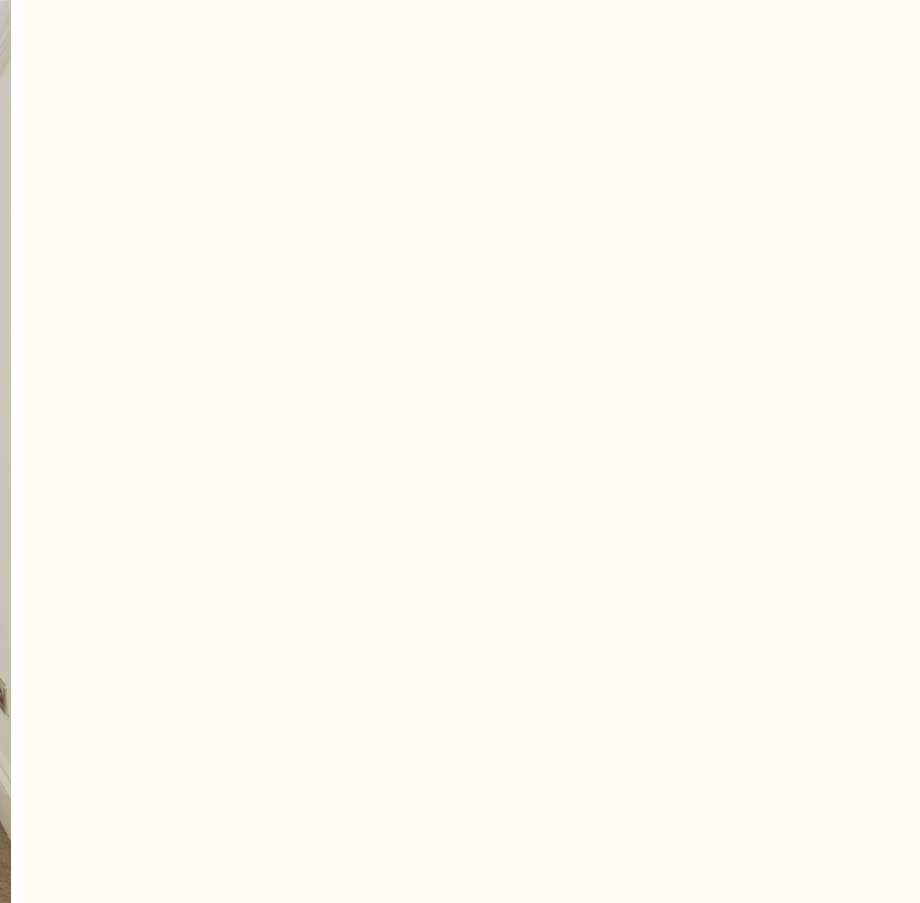
A period front door opens into the welcoming hallway with wainscoting adorning the walls and leads into two splendid reception rooms linked by connecting doors, with the rear reception room opening onto a south facing balcony and the front reception room boasting a dual fuel wood burner. The generous kitchen/breakfast room features modern kitchen cabinets, space to accommodate a large dining table and french doors opening to the garden which has a decked terrace leading down to a sedum lawn. Stairs lead down to the basement offering plentiful storage, an ideal space for bikes, kayaks or utilised as a hobby room with further access to the garden. To the first floor the master bedroom features an ensuite shower room and on trend dressing room, the second double bedroom boasts a balcony and a further double bedroom are accommodated by a well appointed family bathroom with bath and shower cubicle.

Stairs rise to the second floor opening onto the decked south facing roof terrace offering a breathtaking vista of the City and out towards Plymouth Sound, this is the most fantastic space for relaxation or entertainment.

This superb property is available for occupation from 23rd April and would make the most wonderful family home. Offered unfurnished. Pets are also considered, A viewing is highly recommended.

£1,800 Per Month





Directions

Scan for Material Information



Council Tax Band: E

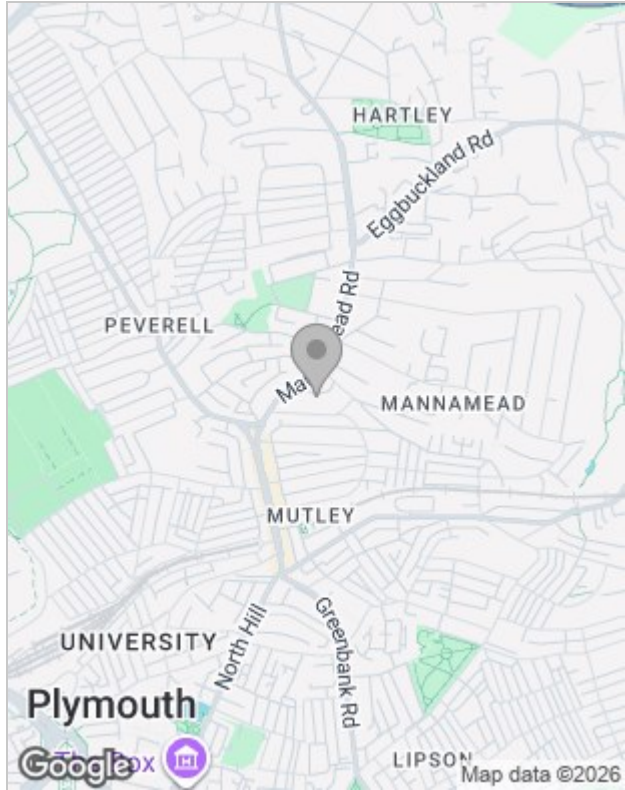




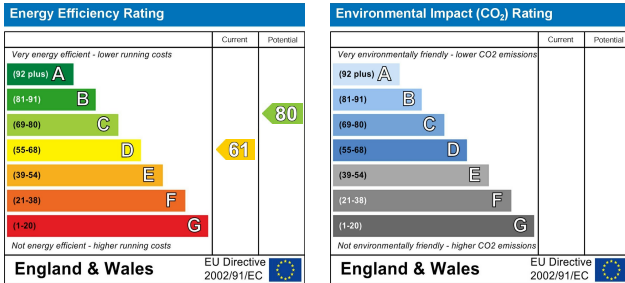
Floor Plans



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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