



**DC**  
LANE

SELL • LET • MANAGE

Orchard Road, Plymouth, PL2 2QY  
Asking Price £240,000 Freehold

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# Orchard Road

## Plymouth, PL2 2QY

- Semidetached 1930's Home
- Tastefully Presented
- Low Maintenance Garden
- Amazing Elevated Views
- Quiet Location
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Period Features
- Recently Renovated Throughout
- Council Tax Band B

DC Lane are delighted to present this charming semi detached family home, ideally located in the popular Beacon Park area. The property offers excellent access to the A38 and city centre, and falls within the catchment area for highly regarded local schools.

Natural light flows throughout the home. A welcoming hallway leads to the main reception room, featuring a large bay window and a character fireplace, creating a calm and inviting retreat. To the rear, the open-plan kitchen/diner provides an excellent space for both everyday living and entertaining. Recently renovated, the kitchen boasts wood effect worktops and ample room for cooking while remaining a sociable hub of the home. Double-glazed doors open from the dining area onto the beautifully maintained rear garden, while useful under-stairs space is currently utilised as a cosy work-from-home area.

Stairs rise to the first floor, where there are two well-proportioned double bedrooms, including a master with fitted wardrobes, all serviced by a recently renovated well-appointed bathroom. The loft is boarded and insulated, offering valuable additional storage.

The delightful rear garden features a paved seating area and lawn, thoughtfully planted to create a vibrant yet peaceful setting for entertaining or relaxation. A side gate provides convenient access to the front of the property.

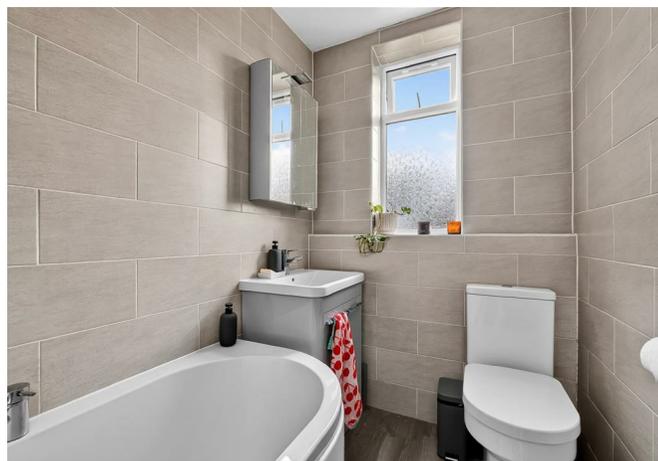
With its character, modern updates and sought-after location, this appealing home offers an excellent blend of comfort and style. Early viewing is highly recommended.

Asking Price £240,000



### Ground Floor

Lounge	11'6" x 11'7" (3.51 x 3.54)
Kitchen/Diner	15'0" x 19'9" (4.58 x 6.02)
Bedroom 1	15'0" x 11'7" (4.58 x 3.54)
Bedroom 2	9'6" x 11'7" (2.92 x 3.54)
Bathroom	4'11" x 8'3" (1.50 x 2.54)





## Directions

From our office start heading north / northeast along Mutley Plain (towards North Hill). Turn right into Hyde Park Road / Hyde Park area, then follow signs toward Peverell / Outland Road. Continue via Peverell Park Road and Outland Road to reach the area around Beacon Park. From Beacon Park, take Beacon Park Road, then turn into the residential streets leading to Orchard Road. Arrive at 22, Orchard Road.

**Council Tax Band: B**

## Scan for Material Information

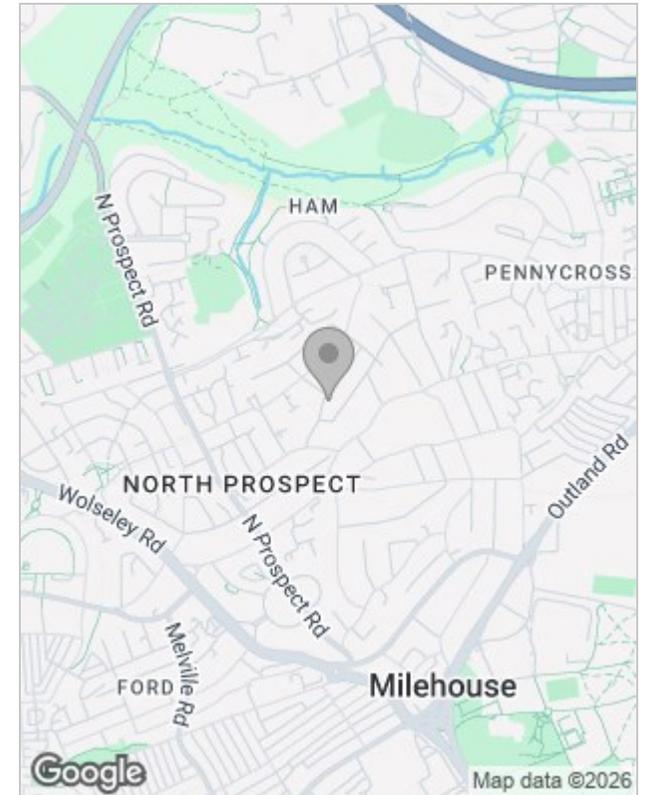




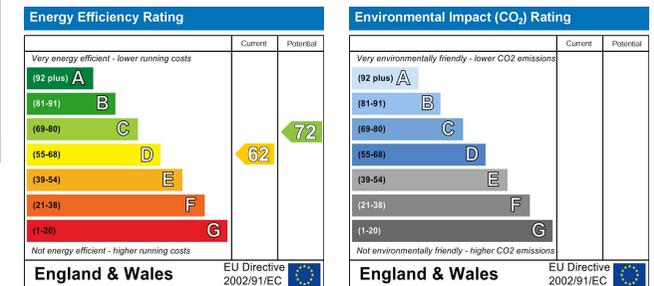
## Floor Plans



## 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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