

Commercial Road, Plymouth, PL4 0LE

£260,000 Freehold

3 2 2 C


MANY PEOPLE HAVE EATEN IN THIS KITCHEN
AND GONE ON TO LEAD MORBID, WEALTHY LIVES.

Commercial Road

Plymouth, PL4 0LE

£260,000



- Mid Terraced House
- Central Location
- Loft Conversion
- Spacious Accommodation
- Close to Waterfront
- Three Bedrooms
- Splendid Extension
- Full Of Character
- Abundance Storage Throughout
- Council Tax Band A

DC Lane are thrilled to present this charming mid terraced home located in Coxside, just a stroll from QAB Marina and the harbour bridge leading directly to the historic Barbican offering an exceptional maritime lifestyle.

Brimming with character and thoughtfully designed living space throughout, the property welcomes you into a truly glorious kitchen/diner, the heart of the home featuring plentiful cabinetry rising cleverly to the high ceilings offering exceptional storage while enhancing the sense of space and a gas fuelled Aga providing warmth and timeless charm. A cosy dining nook creates a warm and inviting setting, perfect for relaxed meals and intimate gatherings around the table. From here, the home opens seamlessly into a spectacular vaulted lounge extension, crafted with exposed timber beams and expansive glazing that floods the space with natural light. This stunning room offers a perfect blend of rustic character and contemporary design an extraordinary setting for relaxing or entertaining. Just off the lounge are a practical utility room and a stylish wet room, adding convenience to everyday living. A boot room with excellent storage leads through to a front facing reception room, complete with fitted cupboards and elegant shutter adorned windows, completing the impressive ground floor layout.

The first floor offers a generous double bedroom and a spacious single bedroom, both featuring classic shutters, alongside a dedicated office room ideal for home working and served by a well appointed family bathroom comprising a bath and separate shower cubicle.

The second floor reveals a superb loft conversion with generous proportions allow for substantial furnishings, while extensive built in cupboards and under eaves storage maximise practicality. Velux windows frame elevated rooftop views.

Perfectly positioned for waterside walks, harbourside dining and city exploration the property would also make an excellent Airbnb aswell as a delightful family home.





Ground Floor	
Reception Room	13'3" x 7'8" (4.06 x 2.34)
Boot Room	
Kitchen/Diner	16'11" x 13'8" (5.16 x 4.18)
Lounge	10'0" x 16'7" (3.06 x 5.08)
Shower Room	6'4" x 6'3" (1.94 x 1.93)
Utility Room	3'3",308'4" x 6'6",22'11" (1,94 x 2,07)
First Floor	
Bedroom Two	6'4" x 11'11" (1.94 x 3.64)
Bedroom One	10'0" x 11'11" (3.06 x 3.64)
Bathroom	11'2" x 7'5" (3.41 x 2.28)
Second Floor	
Bedroom Three	16'11" x 20'11" (5.16 x 6.39)



Directions

From the office head down Mutley Plain Turn onto North Hill/B3250 Continue to follow 0.7 Slight left onto Charles St/A374 0.9 At Charles Cross Roundabout, take the 2nd exit onto Exeter St/A374 1.1 Turn right onto Sutton Rd 1.4 Continue onto Commercial Rd and the property can be found on the right.

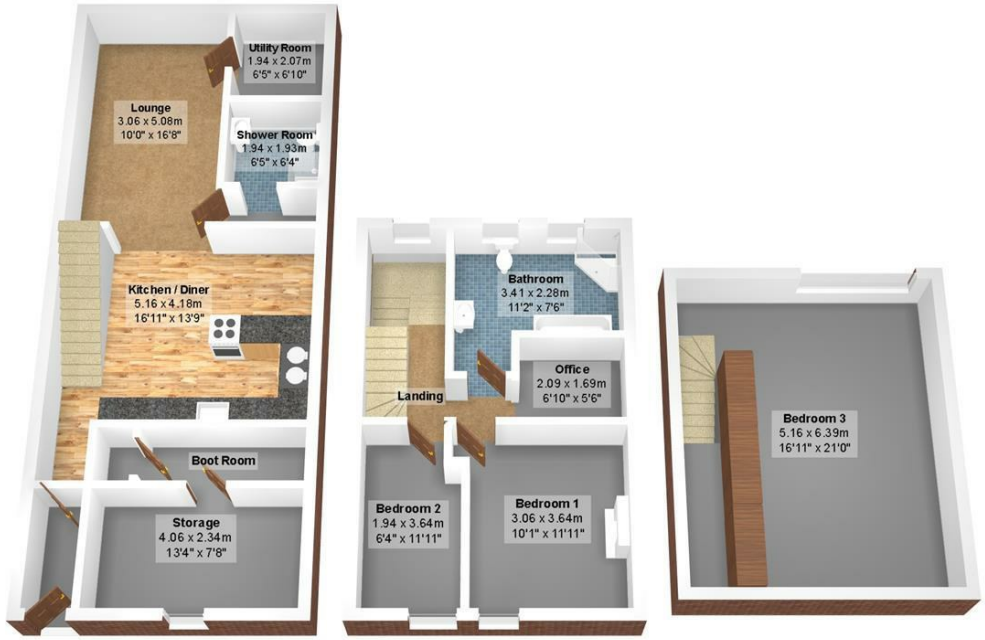
Scan for Material Information

Council Tax Band: A





Floor Plans



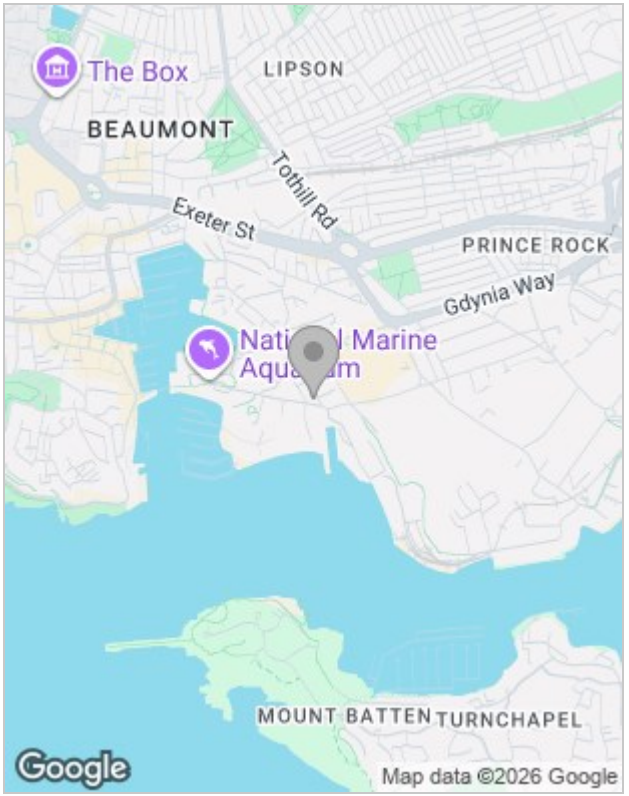
Total Approximate Area - 142.0 m² ... 1529 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

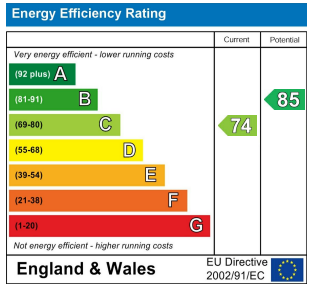


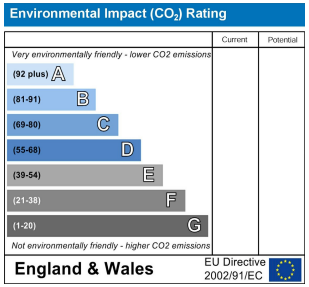
©241Photography for DC Lane

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.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk