



**DC**  
LANE

SELL • LET • MANAGE

Dale Road, Plymouth, PL4 6PE

Price Guide £300,000 Freehold

 4  2  2  C



# Dale Road

## Plymouth, PL4 6PE

- Four-Bedroom 1930s Home Located near Central Park
- Recently Renovated Throughout, Ready To Move Into
- Gas Central Heating
- New Carpets Fitted Throughout
- Offered To The Market With No Onward Chain
- Three Double Bedrooms And One Single Bedroom
- Dual-Aspect Lounge And Dining Room With Pocket Doors
- Ground Floor Shower Room Plus Separate WC
- Conservatory
- Council Tax Band C

Guide Price £300,000 - £325,000

DC Lane are delighted to present this well proportioned four bedroom home just a short distance from Central Park, Plymouth's largest and most popular green space. With its convenient position close to the city centre and local amenities, the property is ideally suited to families and investors alike.

Dating back to the 1930s, the house has recently undergone a programme of renovation and is offered to the market with no onward chain, making it an excellent opportunity for buyers looking for a straightforward move. Improvements include an updated kitchen, updated bathroom facilities and new carpets throughout, giving the home a fresh and ready-to-move-into feel.

You enter the property into a welcoming hallway with stairs rising to the first floor. To the right, a bright dual-aspect lounge and dining room is separated by pocket doors, creating a versatile living space that can be opened up for entertaining or closed off for more cosy, defined areas.

To the rear of the ground floor, the kitchen is generously sized and well-equipped with integrated fridge and freezer, integrated dishwasher and an electric hob and built-in oven. Beyond this, a conservatory provides additional space with plumbing in place for a washing machine, and leads out to a low-maintenance courtyard garden. The ground floor also benefits from a shower room and a separate WC, adding to the practicality of the layout.

Upstairs, the property offers four bedrooms, comprising three doubles and a single room, ideal for use as a nursery, office or guest room. A modern family bathroom completes the first-floor accommodation.

Overall, this is a spacious and updated home in a highly convenient location, offering a great balance of character and modern upgrades. With no onward chain and close proximity to Central Park, early viewing is highly recommended to fully appreciate what is on offer.

Please Note Some images have digitally added furniture for illustrative purposes



### Ground Floor

Lounge	15'3" x 12'5" (4.67 x 3.79)
Dining Room	12'11" x 12'4" (3.94 x 3.76)
WC	4'3" x 2'6" (1.30 x 0.78)
Shower Room	2'8" x 6'3" (0.82 x 1.91)
Kitchen	10'7" x 16'9" (3.25 x 5.13)
Conservatory/Utility	10'3" x 6'6" (3.13 x 1.99)

### First Floor

Bedroom 1	12'4" x 12'5" (3.76 x 3.79)
Bedroom 2	13'0" x 12'4" (3.98 x 3.76)
Bedroom 3	10'7" x 13'8" (3.25 x 4.18)
Bathroom	4'4" x 5'8" (1.34 x 1.73)
Bedroom 4	6'5" x 9'0" (1.97 x 2.76)





## Directions

From 99 Mutley Plain, head towards Ford Park Road and continue on this road until you reach Beechwood avenue, take a turn downhill until you reach the traffic lights, then take a right on to Dale Road and you will find the property almost the end of the road on your right.

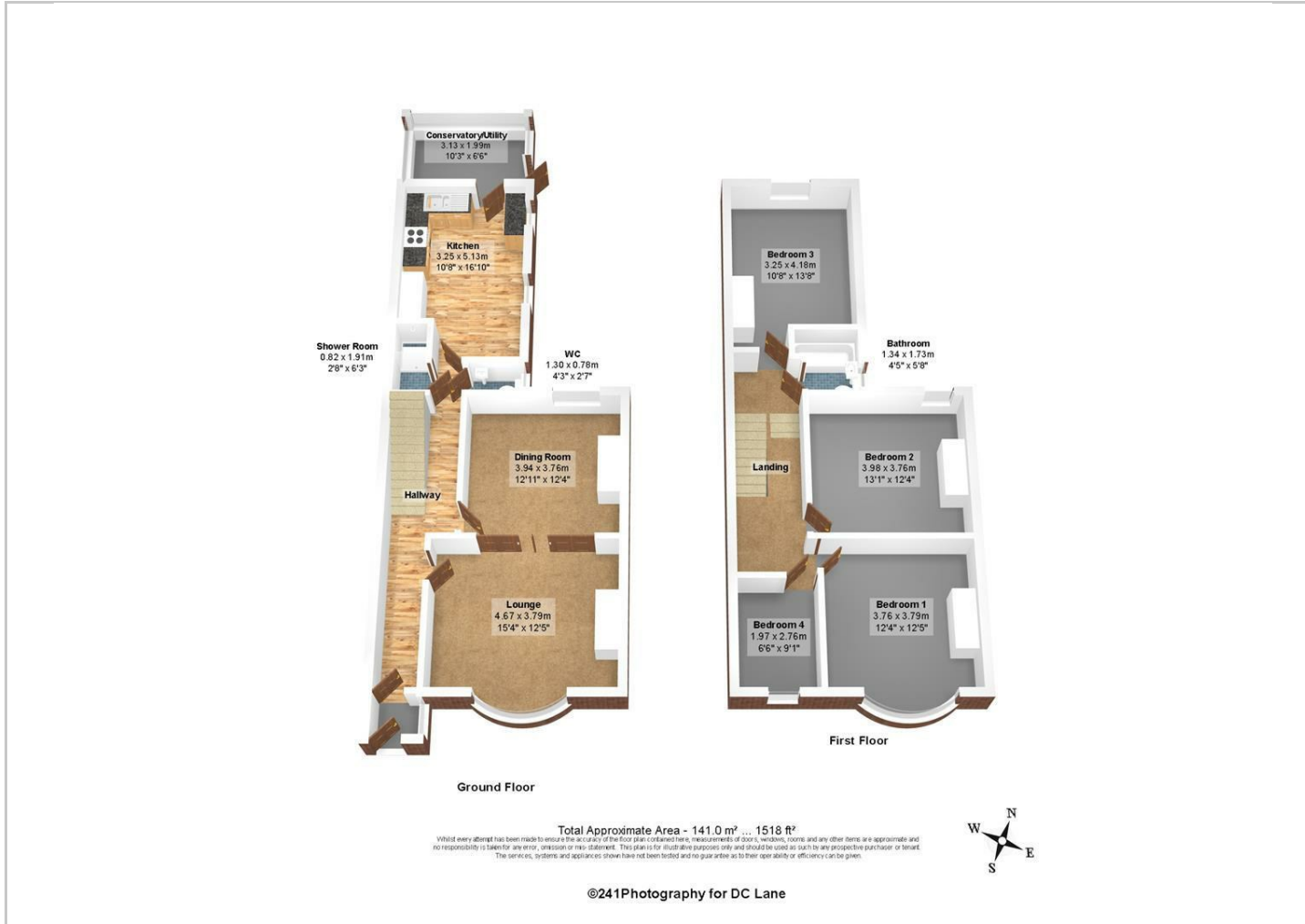
**Council Tax Band: C**

## Scan for Material Information





## Floor Plans



## Viewing

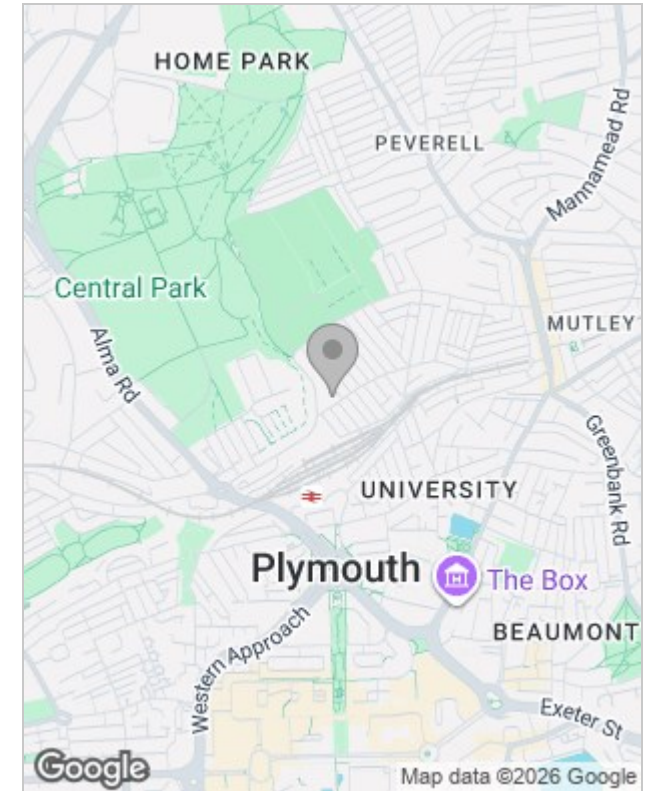
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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

## Location Map



## Energy Performance Graph

