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Skardale Gardens, Plymouth, PL6 5UT  
Offers Over £210,000 Freehold





Offers Over £210,000

# Skardale Gardens

## Plymouth, PL6 5UT

- End Terraced House
- Austin Farm Location
- Dual Aspect Lounge/Diner
- South Facing Front Garden
- Spacious Accommodation Throughout
- Three Bedrooms
- Elevated Panoramic Views
- Modern Kitchen & Utility Room
- Newly Appointed Bathroom
- Council Tax Band A

DC Lane are delighted to present this exceptional end terrace family home commanding south facing panoramic views located in popular Austin Farm and within close proximity to A38, transport links and local schooling. An enclosed level garden to the front captures the full benefit of its sun drenched aspect, while a side pathway leads to a tiered rear garden.

Inside, the home unfolds into a welcoming entrance hall, setting the tone for the thoughtfully designed interiors beyond. The ground floor features a quality fitted kitchen complemented by a separate utility room, alongside a stunning dual aspect living and dining room. This inviting area is enhanced by a stylish wood burning stove and enjoys captivating elevated vistas.

Upstairs, there are three generously proportioned bedrooms, two spacious doubles and a well appointed single, each benefiting from integrated storage solutions. The accommodation is completed by a luxurious family bathroom.

Further enhancing the property's appeal, a recently installed boiler and modern UPVC windows, both updated within the past five years ensure comfort, efficiency and peace of mind throughout.

Overall, this is a superb family home, offering elegant interiors and a comfortable, well balanced layout. With excellent local schooling close at hand and thoughtfully finished living spaces throughout, it presents a wonderful opportunity for modern family living in a desirable setting, a viewing is highly recommended.

Due to the steel rod foundation system the property is considered non traditional construction and available lenders may be limited, it is advisable to consult with your broker for confirmation.



### Ground Floor

Lounge/Dining Room	14'0" x 18'3" (4.28 x 5.58)
Kitchen	9'10" x 8'11" (3.02 x 2.74)
Utility Room	6'9" x 8'9" (2.06 x 2.68)

### First Floor

Bedroom One	9'10" x 12'5" (3.01 x 3.79)
Bedroom Two	10'11" x 9'10" (3.34 x 3.00)
Bedroom Three	8'1" x 7'11" (2.47 x 2.42)
Bathroom	9'10" x 5'4" (3.01 x 1.63)





## Directions

From the office Turn right onto Mannamead Rd/B3250 0.4 mi Turn right onto Eggbuckland Rd 0.4 mi At the roundabout, take the 2nd exit and stay on Eggbuckland Rd 0.2 mi At the roundabout, take the 1st exit and stay on Eggbuckland Rd 0.4 mi At the roundabout, take the 2nd exit onto Delamere Rd Go through 1 roundabout At the roundabout, take the 1st exit onto Grizedale Rd Turn left onto Epping Cres Turn right onto Skardale Gardens and the property can be found on the left.

**Council Tax Band: A**

## Scan for Material Information

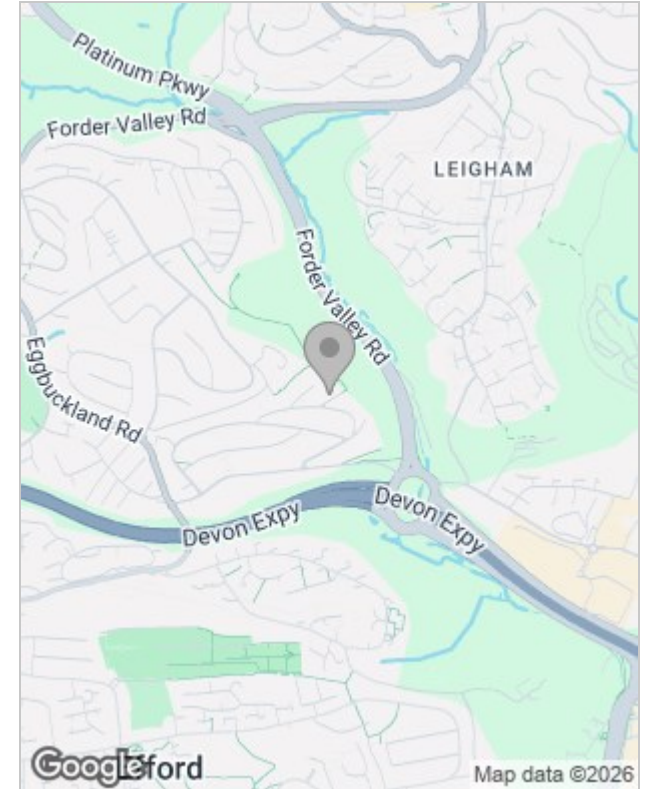




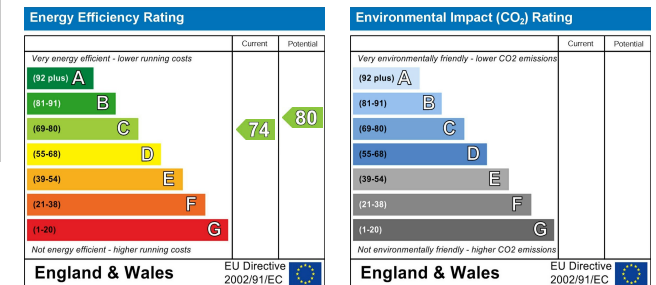
## Floor Plans



## 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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