







SELL • LET • MANAGE

193 Clittaford Road, Plymouth, PL6 6HY

£140,000

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£140,000

# 193 Clittaford Road

Plymouth, PL6 6HY

- End Terrace House
- Southway Location
- Impressive Kitchen
- No Chain
- Ideal First Time Buy/ Buy to Let Opportunity
- Two Double Bedrooms
- Lawned Garden
- Modern Newly Fitted Bathroom
- Far Reaching Views
- Viewing Highly Recommended

DC Lane are delighted to bring to the market this well presented end of terrace house offering spacious accommodation and very well presented.

This lovely home comprises of show stopping white gloss kitchen with integrated appliances, spacious lounge/diner, two double bedrooms and recently installed bathroom with shower over the bath. Externally the garden mainly laid to lawn boasts far reaching views of the local area and has an exterior storage shed. There is also ample on street parking available

Situated in the much sought after Southway suburb with a parade of shops just a short stroll away, popular for its schools and close proximity to Derriford Hospital, Superstore and Dartmoor National Park.

A true credit to its current owners this delightful property is being sold with no onward chain and would make an ideal First Time Buy or Buy to Let investment opportunity.



## Ground Floor

Lounge/Diner 11'10" x 16'1" (3.62 x 4.92)

Kitchen 11'10" x 12'7" (3.62 x 3.84)

## First Floor

Bedroom One 11'10" x 9'1" (3.62 x 2.77)

Bedroom Two 11'10" x 10'2" (3.62 x 3.12)

Bathroom 5'4" x 7'11" (1.65 x 2.42)





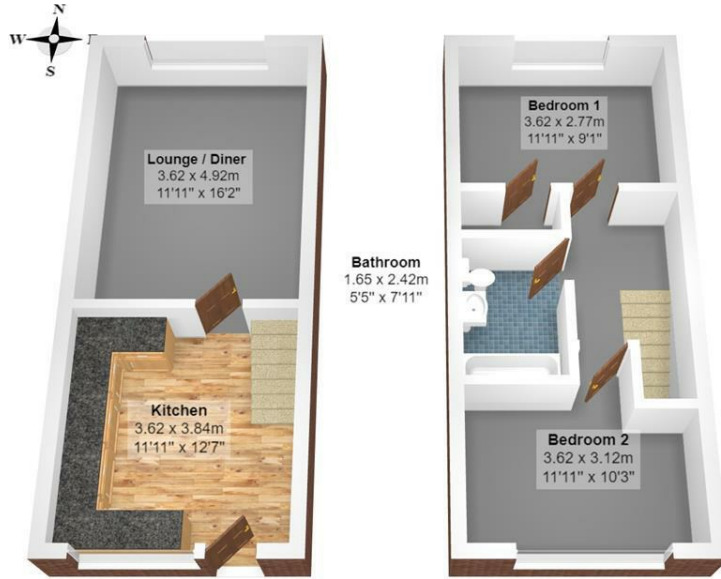
## Directions

From the DC Lane office continue on Mannamead Road for 1.4 mi, at the roundabout take the fourth exit onto the A386. After 0.7 mi bear left onto Budshead Road and at the roundabout take the 2nd exit onto Budshead Road. After 0.3 mi turn right onto Tamerton Foliot Road. Continue for 0.7 mi and then turn right onto Southway Drive. After 0.6 mi turn left onto Clittaford Road, the property can be found on the left after the parade of shops.





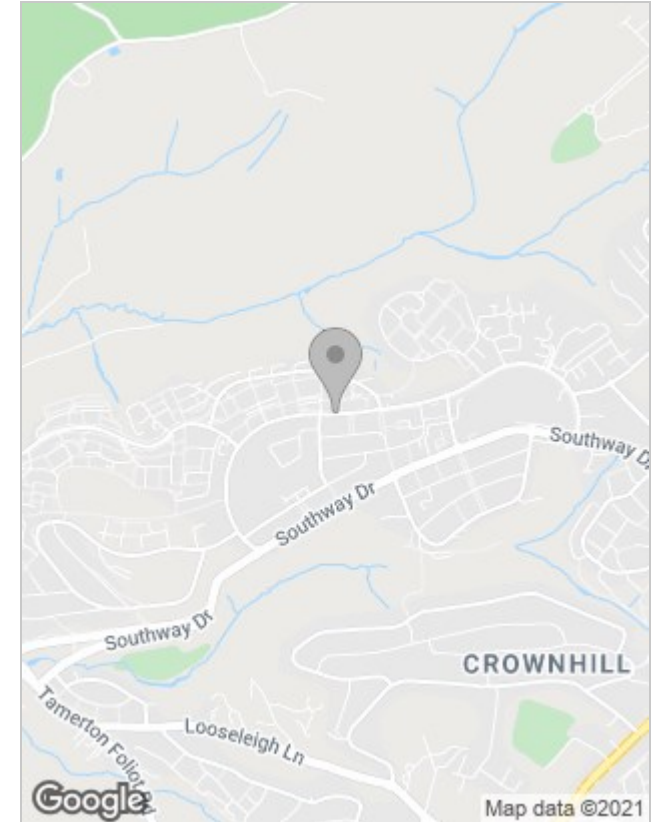
## Floor Plans



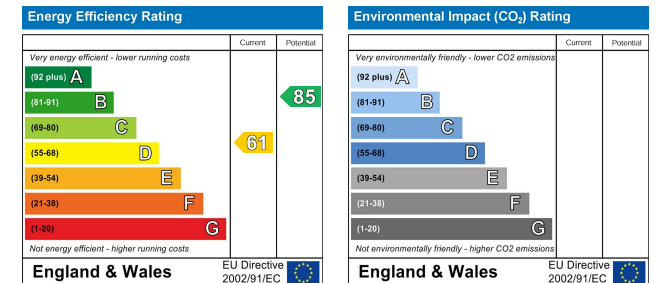
Total Approximate Area - 64.6 m<sup>2</sup> - 695 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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## 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.

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