

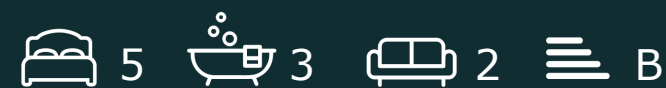
DC
LANE

SELL • LET • MANAGE



Southwell Road, Plymouth, PL6 5BE

£500,000 Freehold





Southwell Road

Plymouth, PL6 5BE

- Impressive Modern Detached Property
- Four Double Bedrooms & Office/Fifth Bedroom
- High Specification
- Garden
- Vacant
- Popular Crownhill Location
- Open Plan Living
- Integral Garage & Driveway
- No Onward Chain
- Council tax Band F

DC Lane are pleased to present this four-bedroom detached property in the popular residential area of Crownhill.

Located within easy reach of local amenities, Derriford Hospital, Plymouth City Centre and the A38, this spacious family home offers well-proportioned accommodation arranged over two floors and is offered to the market with vacant possession and no onward chain.

The accommodation comprises an entrance hall leading to a large open-plan living space which forms the main hub of the home. Bi-fold doors provide direct access to the rear garden and allow plenty of natural light into the room. The fitted kitchen is positioned off the living area and benefits from access to a separate utility room with further external access.

The ground floor also offers a separate reception room, providing additional living space that could be used as a lounge, playroom or extra room, together with a dedicated office, downstairs WC and internal access to the integral garage.

To the first floor are four double bedrooms. The principal bedroom benefits from an en-suite shower room, while further bedrooms are served by a family bathroom. The remaining bedrooms are all good-sized doubles, making the property well suited to families or those requiring additional space for home working or guests.

Externally, the property benefits from a private enclosed rear garden and driveway parking to the front.

Crownhill remains one of Plymouth's most popular residential locations due to its excellent transport links, range of local shops and services, and convenient access to Derriford Hospital and major employment centres.

Offered to the market with no onward chain, this property presents an opportunity to acquire a substantial detached family home in a well-established residential location.

Reach out to DC Lane to arrange a viewing.

£500,000



Ground Floor

Downstairs Bedroom 10'6" x 18'9" (3.22 x 5.74)

Downstairs Toilet 6'6" x 3'2" (1.99 x 0.97)

Downstairs Boot room 14'3" x 5'4" (4.35 x 1.63)

Utility Room 6'6" x 10'1" (1.99 x 3.09)

Kitchen 11'5" x 10'2" (3.49 x 3.11)

Living Room 14'3" x 20'4" (4.36 x 6.21)

Garage 11'10" x 22'5" (3.61 x 6.85)

First Floor

Bedroom 1 11'8" x 17'11" (3.56 x 5.47)

Bedroom 1 Bathroom 11'9" x 3'9" (3.59 x 1.15)

Bedroom 1 Storage Space 8'3" x 12'7" (2.53 x 3.86)





Bedroom 4	11'3" x 13'1" (3.44 x 4.01)
Upstairs Main Bathroom	7'7" x 8'2" (2.33 x 2.51)
Bedroom 3	18'1" x 10'11" (5.53 x 3.34)
Upstairs Bedroom 2	12'0" x 14'9" (3.67 x 4.52)
Bedroom 2 Shower Room	3'9" x 8'3" (1.15 x 2.54)

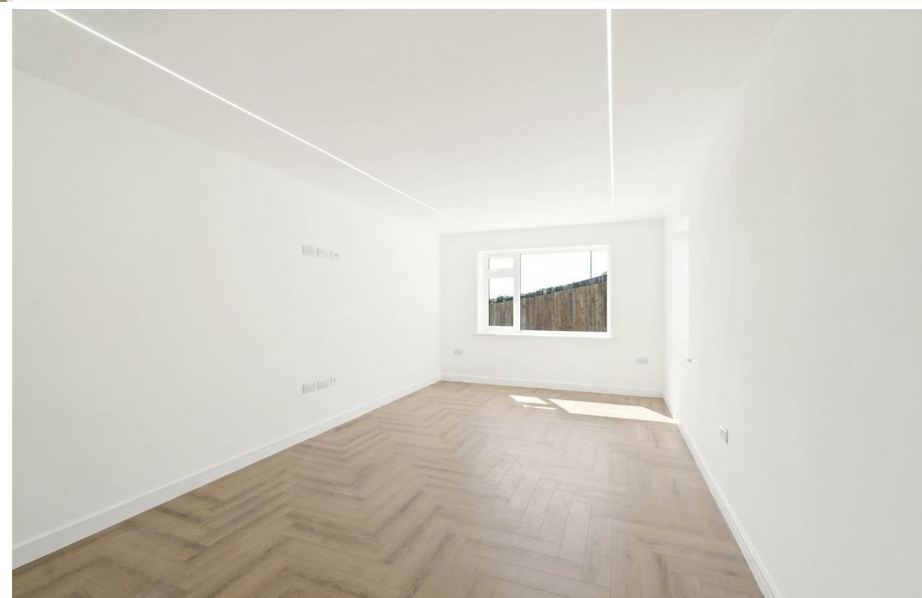
Directions

Start at 99 Mutley Plain, Plymouth and head north-west on Mutley Plain/A386, continuing straight as it becomes Tavistock Road following signs for Derriford and Tavistock. Stay on the A386 through Mannamead and Milehouse, passing Plymouth Life Centre and Central Park on your left. Continue along the A386 towards Crownhill and Derriford Roundabout. At Crownhill Roundabout take the exit onto Crownhill Road. Follow Crownhill Road into the residential area, then turn onto Southwell Road

Scan for Material Information

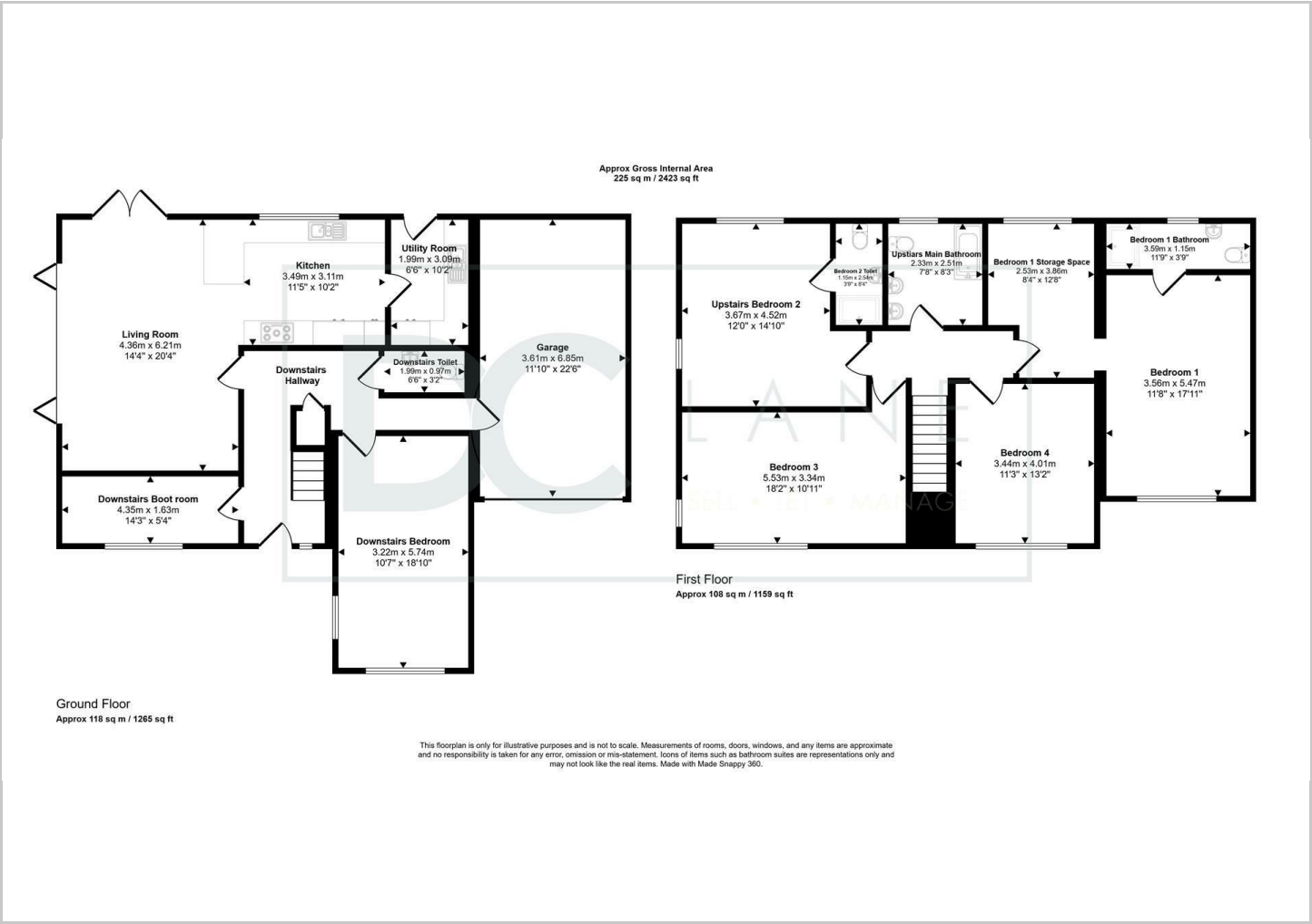


Council Tax Band: F





Floor Plans



Viewing

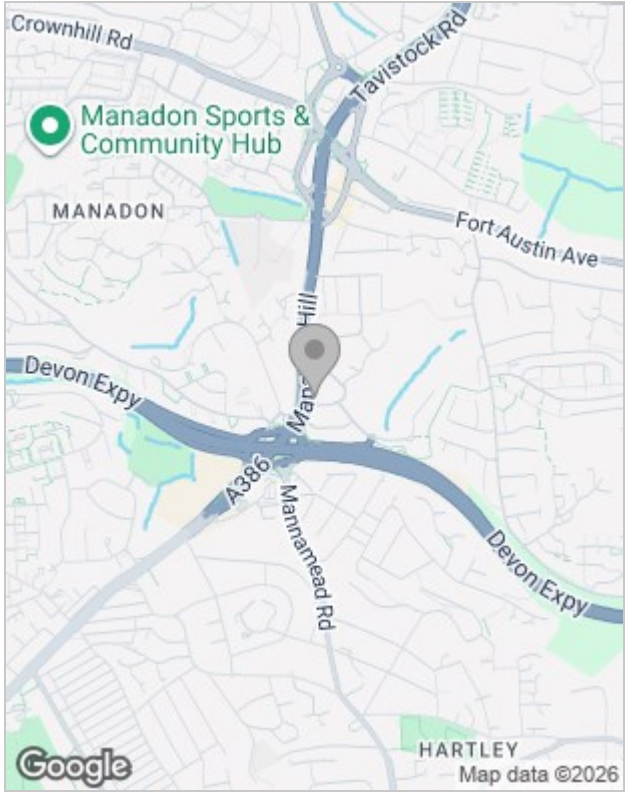
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Location Map



Energy Performance Graph

