



**DC**  
LANE  
SELL • LET • MANAGE

97 Neath Road, Plymouth, PL4 8TQ  
£260,000

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£260,000

# 97 Neath Road

Plymouth, PL4 8TQ

- Mid Terraced House
- Impressive Kitchen/Dining Room
- Master Bedroom En-Suite
- Spacious Accommodation
- Useful Cellar Storage
- Three Bedrooms
- Popular St Judes Location
- Lounge with Woodburner
- Enclosed Courtyard Garden
- Viewing Highly Recommended

DC Lane are extremely proud to introduce to the market this superb Victorian mid terraced house located in the popular residential area of St Judes within walking distance to the City Centre and close proximity to the Embankment and the Devon Expressway.

Tucked away at the end of a cul-de-sac this beautiful family home has been tastefully decorated and styled creating a restful and inviting atmosphere. The welcoming hallway with an understairs 'nook' opens into a lovely reception room featuring a wood burner and bay window, a bedroom or second reception room could provide a great space for home working. The generous kitchen/dining room features a kitchen with an abundance of units and could easily accommodate a large dining table. A useful cloakroom/utility room leads from the kitchen. To the first floor there is a double bedroom with dual aspect windows and built in storage, spacious modern bathroom with shower over the bath and master bedroom spreading the width of the property allowing natural light to flood through with further built in hanging storage. There is a well appointed en-suite shower room with double shower cubicle. The property also features converted USB sockets in every room.

Externally, the pretty walled garden is private and secure with a gate leading to the rear service lane. To the front of the property there is access opening into a large cellar allowing for plentiful storage beneath the property with a convenient tap.

We believe this splendid property is attractive to families and couples alike and arguably one not to miss as most probably the loveliest house in St Judes on the market for sale.



## Ground Floor

Lounge	12'3" x 12'5" (3.75 x 3.80)
Bedroom	9'11" x 12'3" (3.04 x 3.75)
Kitchen	10'11" x 10'5" (3.34 x 3.19)
Dining Room	10'11" x 12'9" (3.34 x 3.90)
Cloakroom/Utility Room	10'11" x 2'8" (3.34 x 0.83)

## First Floor

Bedroom	11'0" x 10'3" (3.36 x 3.14)
Bathroom	9'10" x 7'1" (3.00 x 2.18)
Master Bedroom	16'2" x 12'5" (4.95 x 3.80)
En-Suite	9'10" x 4'7" (3.00 x 1.41)
Basement	
Cellar	16'2" x 11'3" (4.95 x 3.44)





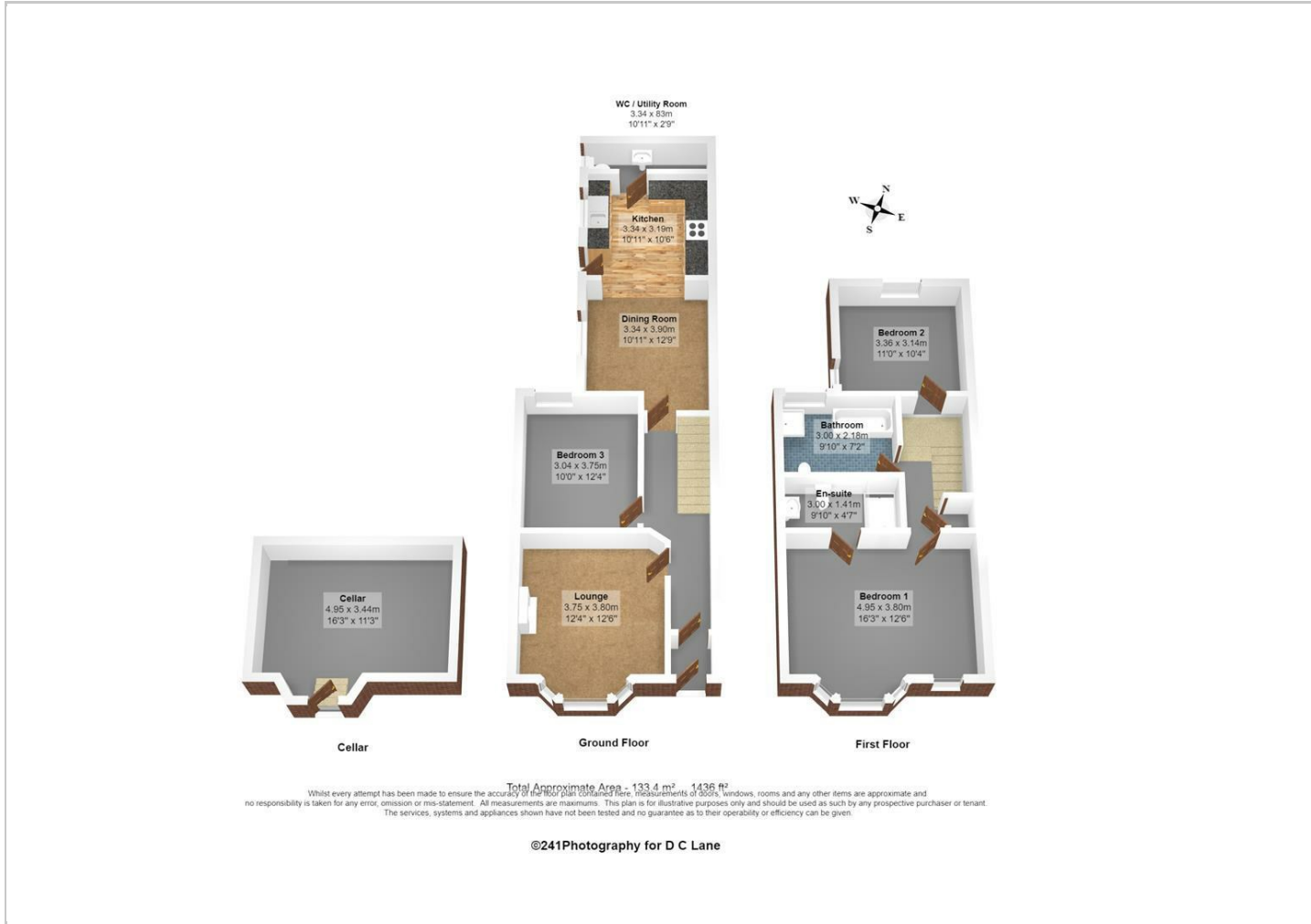
## Directions

From our office, Head south on Mutley Plain/B3250 towards Lisson Grove. Continue onto Greenbank Rd/B3238. Turn Left onto Salisbury Road and head north-east. Turn right onto Gwyn Rd and turn left onto Neath Rd, the property can be found at the end of the road.





## Floor Plans

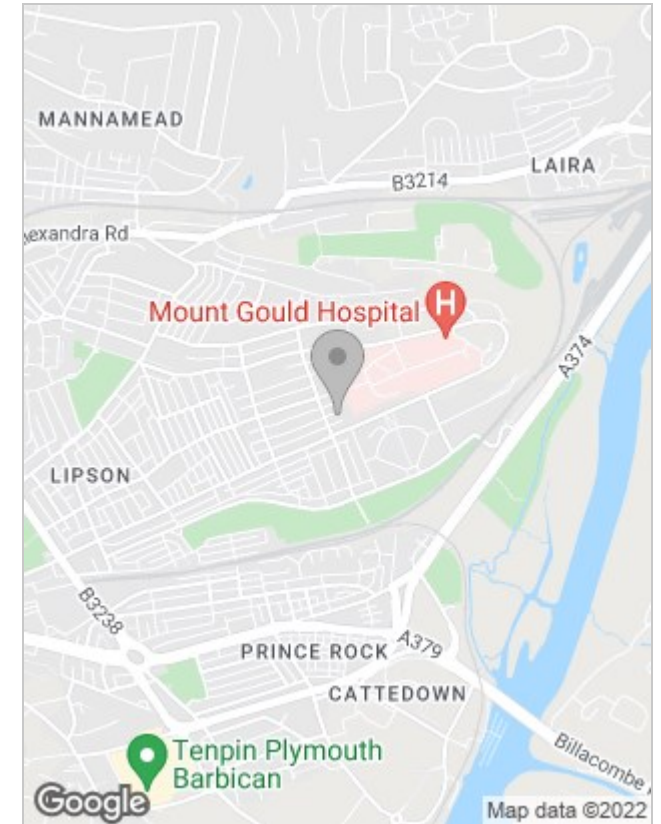


## Viewing

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.

## Location Map



## Energy Performance Graph

