







SELL • LET • MANAGE

94 Mount Gould Road, Plymouth, PL4 7PX  
£260,000

 4  2  2  D



£260,000

# 94 Mount Gould Road

Plymouth, PL4 7PX

- Three Storey Mid Terraced House
- Bathroom & Shower Room
- Delightful Long Rear Garden
- Basement Cellar
- Spacious Accommodation
- Four Bedrooms
- Spectacular Sea Views
- Two Reception Rooms
- No Onward Chain
- Full Search Pack Readily Available

## SEARCHES ALREADY COMPLETED - NO ONWARD CHAIN

DC Lane are proud to introduce to the market this splendid mid terraced period family home, located in Mount Gould, offering a host of original features whilst benefiting from spacious accommodation over three storeys and the most spectacular sea views of Plymouth Sound and beyond.

Offering ideal family living and entertaining space, this delightful property comprises of entrance porch, welcoming hallway with useful coat storage area and doorway to the cellar on the lower ground floor. The dining room is at the front of the property whereby the impressive sitting room with tiled feature fireplace is positioned at the rear. The kitchen has an abundance of units and allows for access to the garden. To the first floor there is a spacious landing with access to two double bedrooms, the rear bedroom with bay window and feature tiled fireplace and there is a single bedroom offering home working potential if desired. The modern family bathroom completes the accommodation on this floor. The second floor has the most spectacular vista of Plymouth Sound and views stretch across to the Rame Head Peninsula. This bedroom certainly is a 'room with a view' and is bathed with light from both aspects. A velux window on the landing is a great place for a telescope and this level also benefits from a modern shower room. The lower ground floor cellar has a utility area and plentiful storage that stretches the length of the house. The rear garden extends to approximately 90ft and offers mature trees, shrubbery and a patio area - a wonderful space to relax or entertain. Neighbours have utilised their gardens well by installing summer houses/ home offices.

This attractive family home is within easy reach of the A38, City Centre and plentiful local amenities. With natural light flooding the property throughout and offered with no onward chain a viewing is highly recommended, an exceptional home with enviable views



### Ground Floor

- Dining Room 12'2" x 18'9" (3.72 x 5.74)
- Sitting Room 11'5" x 14'8" (3.50 x 4.48)
- Kitchen 6'2" x 10'2" (1.90 x 3.12)

### First Floor

- Bedroom Two 11'3" x 14'6" (3.44 x 4.42)
- Bedroom Three 11'3" x 14'8" (3.44 x 4.48)
- Bedroom Four 3'3", 314'11" x 10'2" (1.96 x 3.12)
- Bathroom 6'5" x 7'8" (1.96 x 2.36)

### Second Floor

- Bedroom One 11'6" x 20'8" (3.53 x 6.30)
- Shower Room 5'6" x 8'3" (1.70 x 2.53)

### Lower Ground Floor





Cellar

18'2" x 17'5" (5.56 x 5.32)

Cellar Utility

18'2" x 16'0" (5.56 x 4.90)

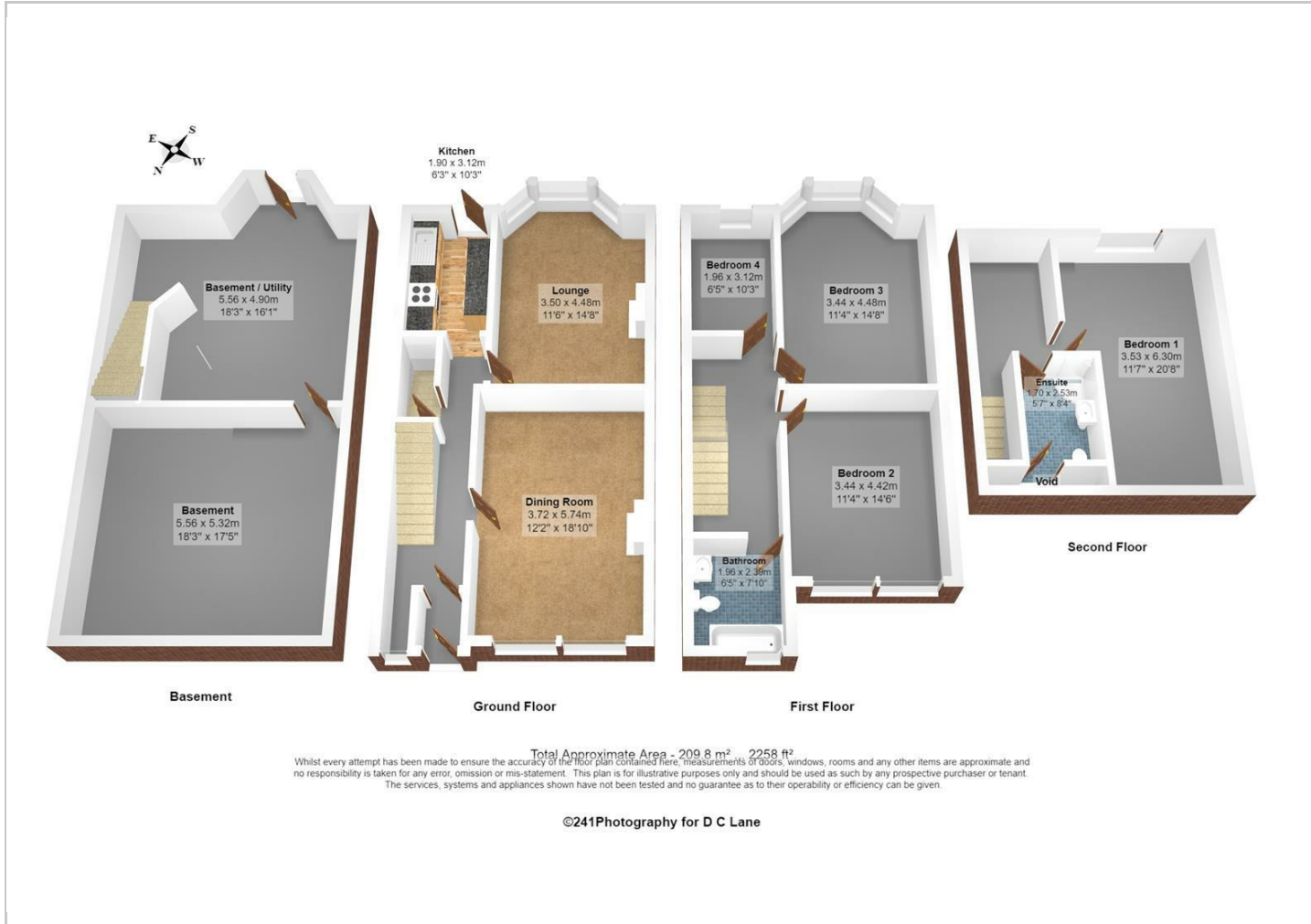
## Directions

Head south on Mutley Plain/B3250 for 0.2 mi and Continue onto Greenbank Rd/B3238. Turn left onto Longfield Pl and Turn right onto Kensington Rd and then Slight right onto Queen's Rd for 0.2 mi. Turn right onto Lipson Rd and then Turn left onto Mount Gould Rd for 0.3 mi and the property can be found on the right.





## Floor Plans

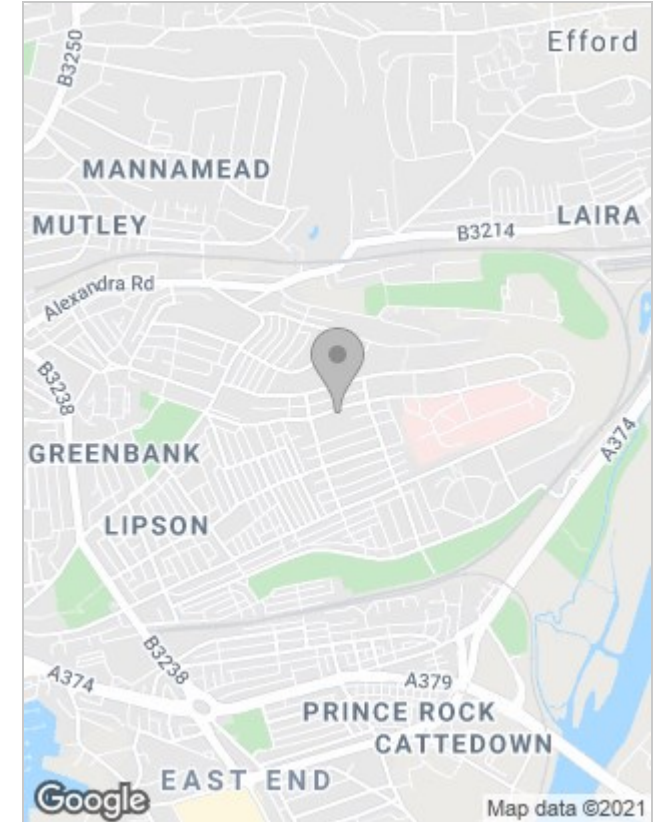


## Viewing

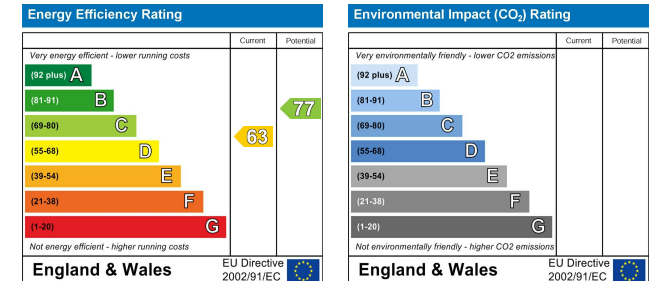
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk