



SELL • LET • MANAGE

Kings Road, Plymouth, PL5 2PE

£210,000 Freehold

 3  1  2  E



£210,000

# Kings Road

Plymouth, PL5 2PE

- Semi Detached House
- Higher St Budeaux Location
- Garage with Inspection Pit
- Low Maintenance Rear Garden
- In Need of Modernisation
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- No Onward Chain
- Council Tax Band C

DC Lane are delighted to offer to the market a three bedroom semi detached family home located in Higher St Budeaux, with close proximity to excellent schooling and within easy access to the A38 and all major routes.

This much loved family home is in need of some modernisation and is set on a sizeable plot. The accommodation comprises of hallway, lounge with feature panelled wall, gas fire and bay window, kitchen opening into a sitting room/garden room with patio sliding doors providing garden access. Stairs rise to the first floor where there are three bedrooms ( two doubles and single ) and bathroom with shower over.

Externally there is a generous low maintenance rear garden with pedestrian access into the good sized garage with inspection pit and off road parking to the front.

Offered to the market with no onward chain a viewing is highly recommended.



## Ground Floor

Lounge 10'9" x 13'11" (3.29 x 4.26)

Kitchen/Diner 18'6" x 8'0" (5.66 x 2.45)

Sitting Room 8'7" x 9'10" (2.64 x 3.00)

## First Floor

Bedroom One 10'9" x 11'3" (3.29 x 3.45)

Bedroom Two 10'9" x 8'4" (3.29 x 2.56)

Bedroom Three 7'3" x 7'0" (2.21 x 2.15)

Bathroom 7'3" x 5'4" (2.21 x 1.63)

External

Garage 9'2" x 20'2" (2.80 x 6.17)





## Directions

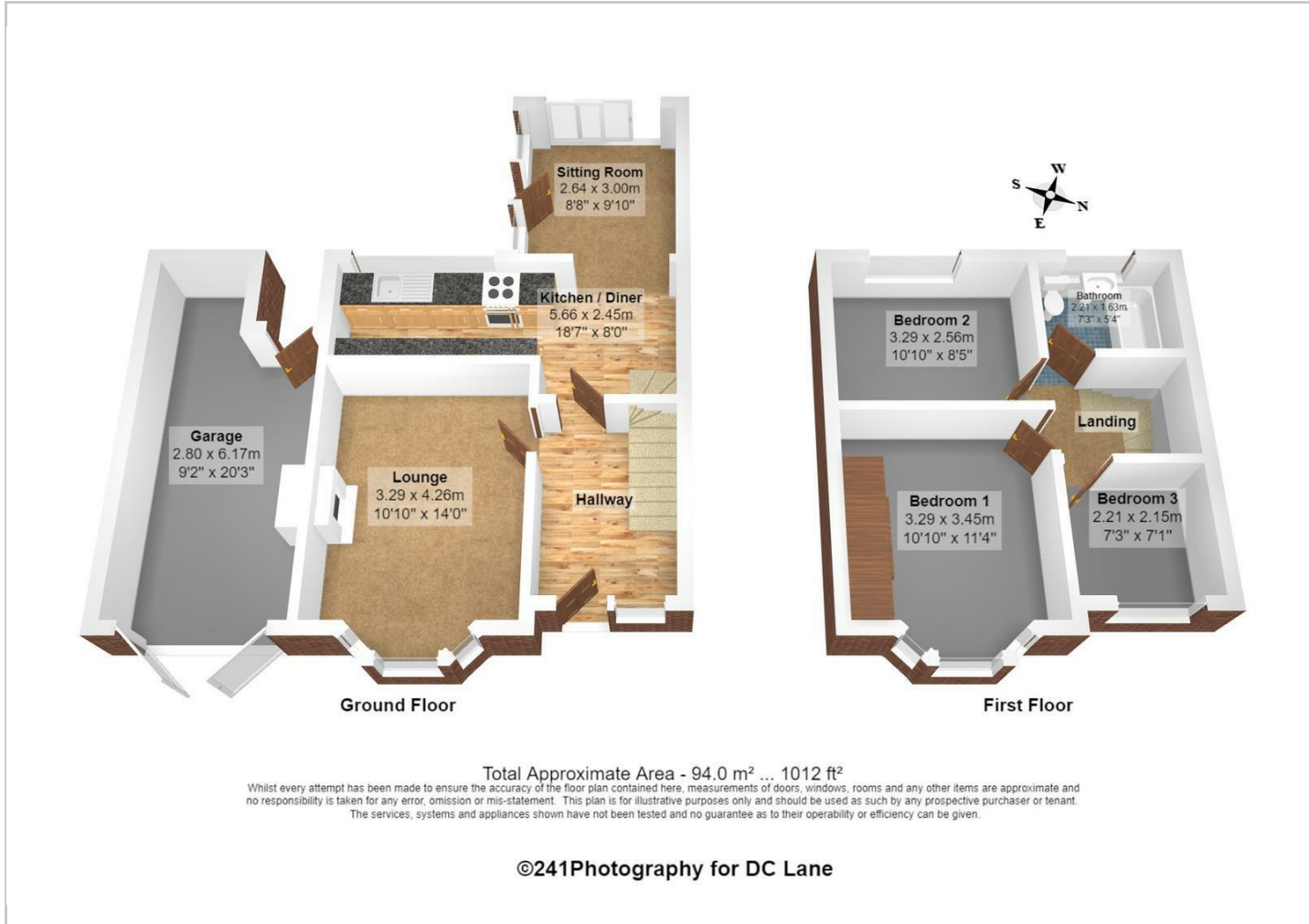
From the DC Lane office go through Hyde Park onto Peverell Park Road and continue to the traffic lights. Turn right onto Outland Rd/A386 0.4 mi take the A38 slip road to Liskeard/Exeter At Manadon Roundabout, take the 1st exit onto the A38 slip road to Liskeard Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 4th exit onto B3413 Go through 1 roundabout 0.4 mi Turn left onto Jubilee Rd 276 ft Turn right onto Kings Rd and property will be on the right

**Council Tax Band: C**





## Floor Plans

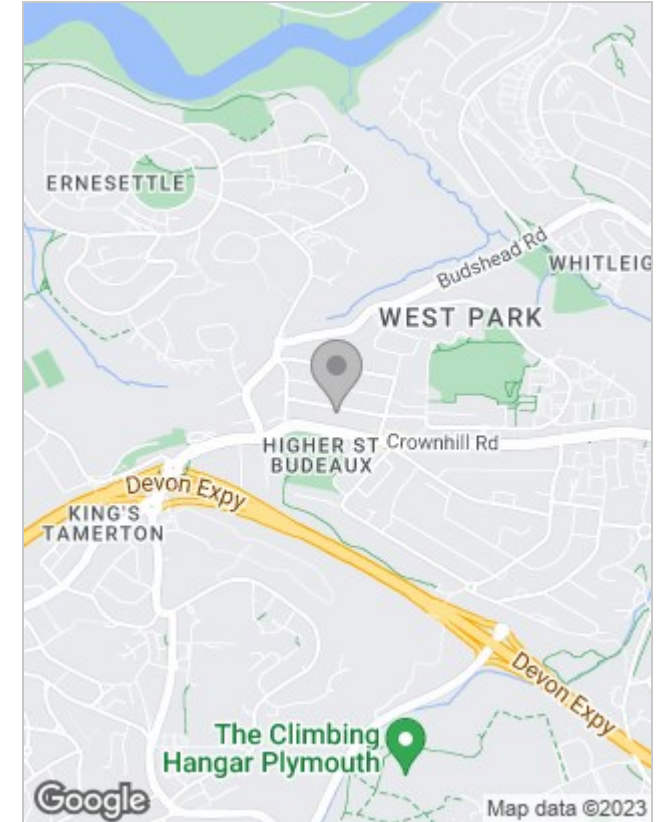


## Viewing

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

