



SELL • LET • MANAGE

Welbeck Avenue, Plymouth, PL4 6BG  
Offers in excess of £260,000 Freehold

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Offers in excess of £260,000

# Welbeck Avenue

Plymouth, PL4 6BG

- Mid Terraced Family Home
- Master En Suite Shower Room
- Character Features Throughout
- Central City Location
- No Onward Chain
- Four Bedrooms
- Two Reception Rooms
- Enclosed Rear Courtyard Garden
- Spacious Cellar
- Council Tax Band B

DC Lane are extremely proud to introduce to the market this delightful period home located centrally and within strolling distance to the City Centre, railway station and University.

Offering ideal family living and entertaining space this superb property is arranged over three storeys and offers a wealth of character features including period fireplaces and stripped floorboards. The welcoming hallway opens into a lovely reception room featuring a period fireplace and a further reception room would make an ideal dining room or home office with french doors opening to the garden. A large trap door has steps down to a head height cellar than spans the width of the property. The kitchen has an abundance of cabinets and garden access. To the first floor there are built in cupboards with hanging storage, two double bedrooms and a single bedroom serviced by a family bathroom with shower over the bath and separate w/c.. Rising to the second floor the master bedroom benefits from an en suite shower room and velux windows enjoying elevated views.

Externally, the walled courtyard garden is private and secure making a wonderful space for relaxation or alfresco entertainment with a gate leading to the rear service lane and metal storage shed.

With no onward chain, we believe this splendid property would be ideal as a lovely family home or a Buy to Let investment due to the popular location. Oozing character and charm a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	12'3" x 14'5" (3.75 x 4.40)
Dining Room	10'0" x 13'1" (3.06 x 4.00)
Kitchen	10'5" x 13'10" (3.18 x 4.22)

## First Floor

Bedroom Two	10'2" x 14'6" (3.10 x 4.44)
Bedroom Three	10'2" x 12'11" (3.10 x 3.95)
Bedroom Four	5'9" x 8'2" (1.76 x 2.51)
Bathroom	10'5" x 5'1" (3.18 x 1.55)
W/C	4'1" x 2'5" (1.26 x 0.74)

## Second Floor

Master Bedroom	14'10" x 16'4" (4.54 x 5.00)
En Suite	2'5" x 7'2" (0.76 x 2.20)



### Directions

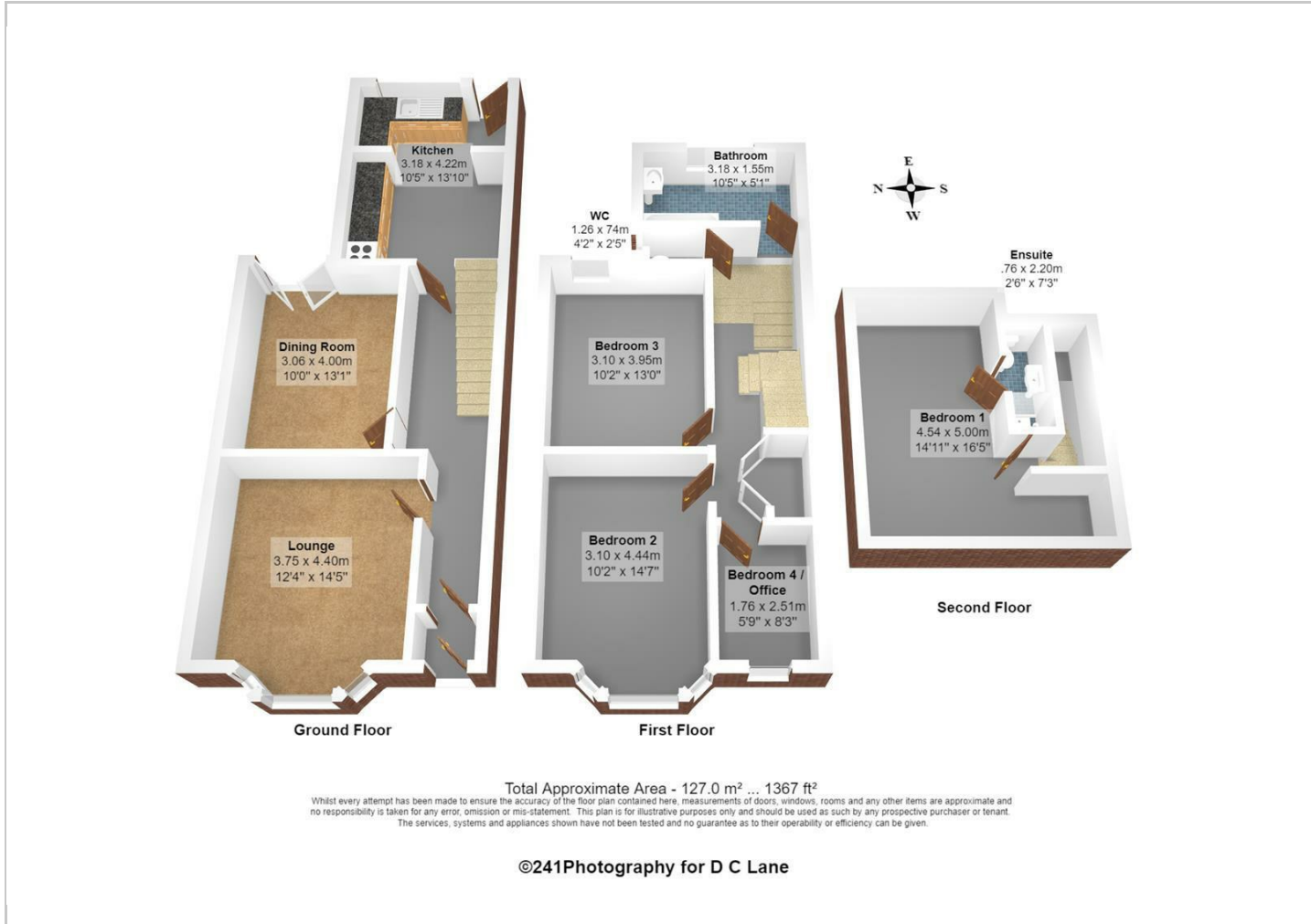
Head south on Mutley Plain/B3250 towards Belgrave Rd 0.2 mi Turn right onto North Hill/B3250 0.2 mi Turn right onto N Rd E 0.2 mi Turn right onto Welbeck Ave and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans



## Viewing

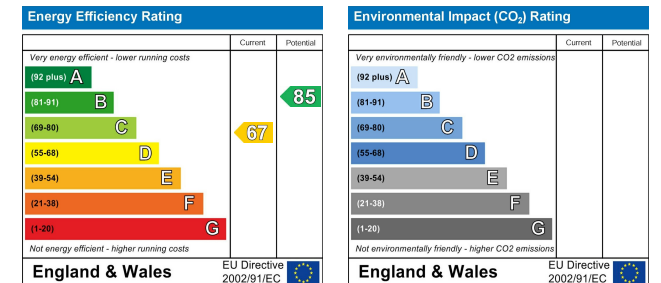
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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