

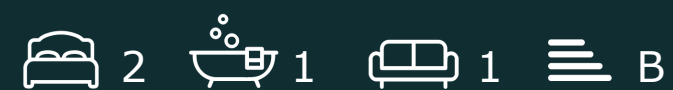


DC
LANE

SELL • LET • MANAGE

Kit Hill Crescent, Plymouth, PL5 1EH

£170,000 Freehold





£170,000

Kit Hill Crescent

Plymouth, PL5 1EH

- Mid Terraced House
- St Budeaux Location
- In Need Of Upgrading
- Generous Rear Garden
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Porch & Conservatory
- Elevated Views To Cornwall
- Council Tax Band A

DC Lane are delighted to present this spacious mid terraced property in St Budeaux presenting an excellent opportunity for buyers looking to create a home tailored to their own taste. Offered to the market with no onward chain, the property requires upgrading and offers generous accommodation, impressive outdoor space and elevated views towards the Tamar Bridge and Cornwall.

Ideally positioned within easy reach of local amenities, a nearby parade of shops and excellent transport links to major routes, the property is approached via a sizeable entrance porch leading into the hallway. The spacious dual aspect lounge enjoys an abundance of natural light, while the generous kitchen/dining room offers ample space for a large dining table and chairs, making it an ideal family and entertaining space. From here, doors lead into a conservatory overlooking the rear garden, with an additional rear lobby providing convenient access outside.

The first floor comprises two well proportioned double bedrooms, including the master bedroom spanning the full length of the property and benefiting from some built in storage. A second double bedroom is served by a shower room.

Externally, the property boasts a particularly large rear garden offering huge potential to create a wonderful outdoor space whether landscaped for entertaining, family enjoyment or keen gardeners. A front garden further enhances the property's appeal.

Enjoying far reaching elevated views this home combines an enviable position with fantastic potential. Offering generous living space, excellent scope for improvement and no onward chain, this is a superb opportunity for first time buyers, investors or those looking to create their ideal home. An early viewing is highly recommended.



Ground Floor

Lounge	10'6" x 15'10" (3.22 x 4.85)
Kitchen/Diner	10'4" x 10'9" (3.17 x 3.28)
Conservatory	12'4" x 5'3" (3.76 x 1.62)
Porch	17'3" x 3'10" (5.28 x 1.19)

First Floor

Bedroom One	10'5" x 15'10" (3.18 x 4.85)
Bedroom Two	10'5" x 9'11" (3.20 x 3.04)
Shower Room	7'2" x 5'4" (2.19 x 1.65)





Directions

From the A38 Westbound, exit at the St. Budeaux slip road and at the roundabout, take the 2nd exit onto Victoria Road. Go through 2 roundabouts and turn right onto Wolseley Road 0.3 Continue straight onto Barne Rd 0.3 Turn left onto Kit Hill Cres and the property can be found on the left.

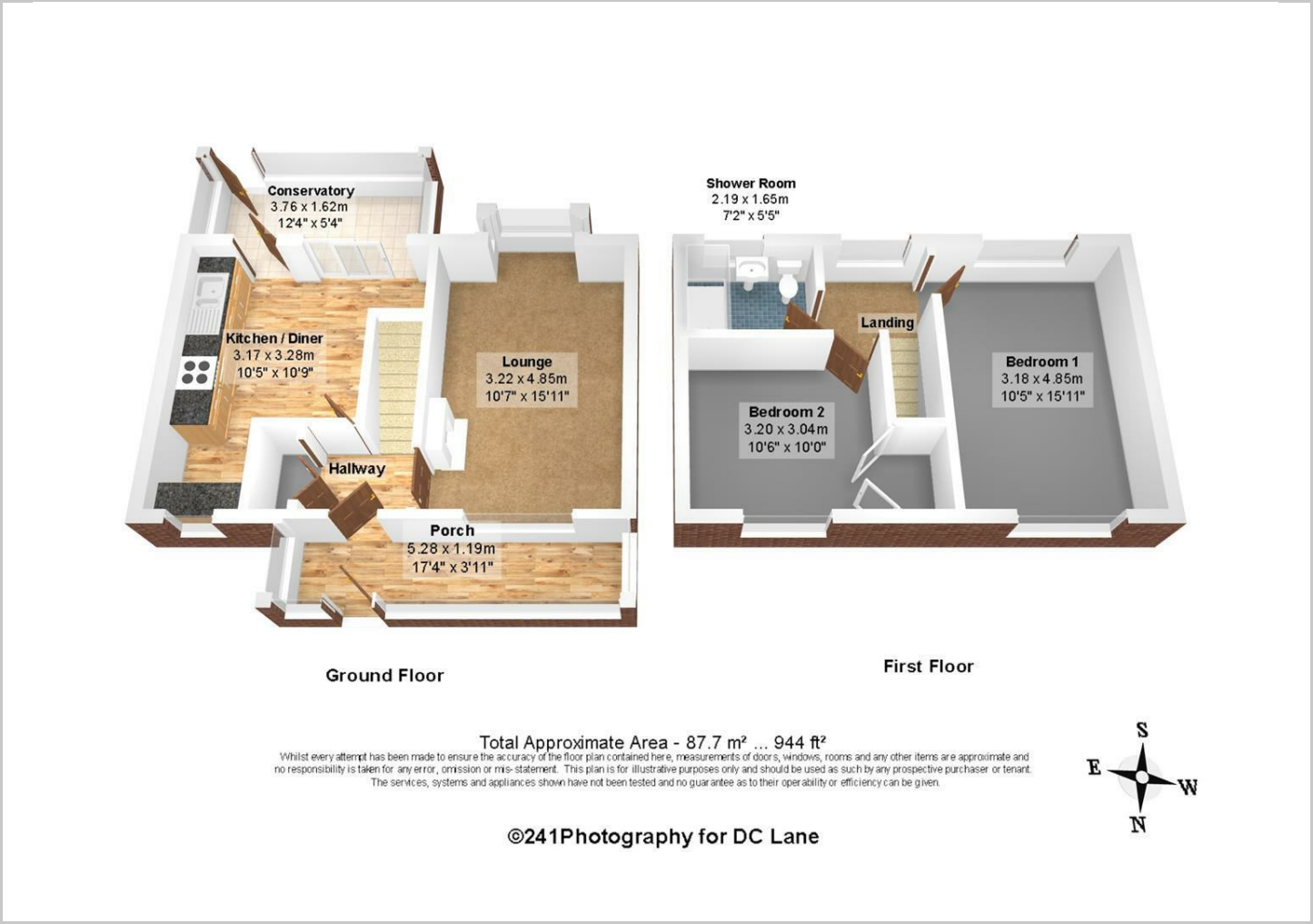
Council Tax Band: A

Scan for Material Information





Floor Plans



Viewing

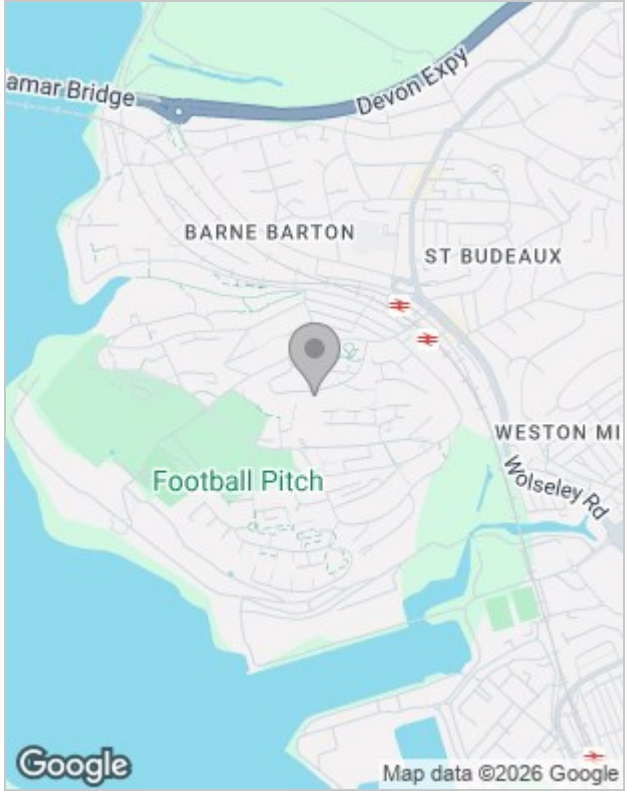
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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

