



SELL • LET • MANAGE

Briar Road, Plymouth, PL3 5JH

Offers Over £325,000 Freehold





Offers Over £325,000

# Briar Road

## Plymouth, PL3 5JH

- Mid Terraced House
- Sought After Hartley Location
- Generous Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Quiet Residential Road
- Council Tax Band C

Positioned along a quiet residential road in the highly sought after Hartley area, one of Plymouth's most prestigious residential locations, this delightful mid terraced home offers spacious and well balanced accommodation with excellent access to local amenities, highly regarded schools and transport links.

A neatly presented front garden leads to the entrance porch and welcoming hallway. To the front of the property, the elegant lounge enjoys a generous proportion and features an attractive period fireplace, creating a warm and inviting focal point. A separate dining room to the rear benefits from French doors opening directly onto the garden, providing an ideal space for entertaining and family living.

The particularly spacious kitchen/breakfast room is fitted with ample cabinet storage and offers plenty of room for a table and chairs, together with direct access to the rear garden.

To the first floor are two generous double bedrooms and a single bedroom, all served by a family bathroom complete with a shower over the bath.

Externally, the property boasts a generous south west facing rear garden designed for low maintenance enjoyment throughout the year, featuring a paved area, pathway leading to a rear gate, and two sections of artificial lawn.

Offered to the market with no onward chain, this charming home presents an excellent opportunity to acquire a property in one of Plymouth's most desirable neighbourhoods and a viewing is highly recommended.



### Ground Floor

Lounge	11'9" x 12'7" (3.60 x 3.84)
Dining Room	10'0" x 11'10" (3.05 x 3.62)
Kitchen/Breakfast Room	7'2" x 21'3" (2.20 x 6.48)

### First Floor

Bedroom One	11'7" x 12'7" (3.55 x 3.84)
Bedroom Two	11'7" x 11'10" (3.55 x 3.62)
Bedroom Three	5'6" x 8'9" (1.70 x 2.69)
Bathroom	5'6" x 6'3" (1.70 x 1.91)





## Directions

From the office Turn right onto Mannamead Rd/B3250 Turn right onto Egguckland Rd At the roundabout, take the 1st exit onto Higher Compton Rd Turn right onto Widey View Continue onto Briar Rd and the property can be found on the left.

**Council Tax Band: C**

## Scan for Material Information

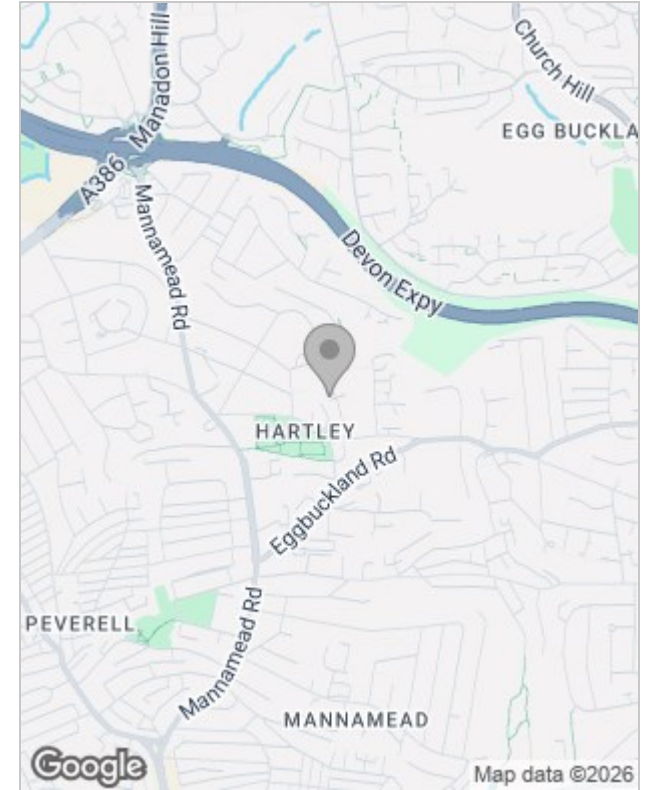




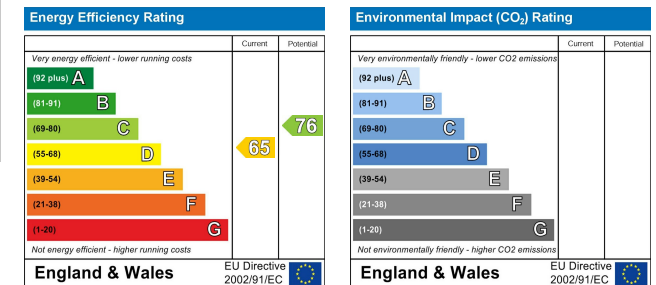
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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