

DC LANE

SELL • LET • MANAGE

Ponsonby Road, Plymouth, PL3 4HW

Asking Price £195,000 Freehold

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Ponsonby Road

Plymouth, PL3 4HW

- Two Bedroom Reverse Level House
- One Double Bedroom And One Single Bedroom
- Allocated Off Road Parking To The Rear
- Attractive Leafy Outlook
- No Onward Chain
- Well Proportioned Accommodation Arranged Over Two Levels
- Private Two Tiered Patio Garden
- Walking Distance To Train Station & Central Park
- Quiet Location
- Council Tax Band B

DC Lane are delighted to present this two bedroom reverse level layout home, situated on Ponsonby Road in Plymouth. The property offers well proportioned accommodation arranged over two levels, with the main living accommodation on the entrance level and the bedrooms positioned downstairs.

Upon entering, the property comprises a good sized kitchen and separate lounge with lots of natural light from the large window making the most of the woodland views. A full size bathroom is also located on this level.

Stairs lead down to the lower level, where there are two bedrooms, comprising one double bedroom and a single bedroom. The single bedroom benefits from direct access to the outside space. There is also a separate WC on this level.

To the rear is a private two tiered garden facing west, enjoying afternoon and evening sunshine. The direct access from the single bedroom also provides convenient access to the garden. The property also offers allocated off-road parking at the back.

The property is well placed for access to a range of local amenities within Stoke and Peverell area. Central Park is very close by, offering extensive green space together with walking and cycling routes, sports facilities, tennis courts and a café. The Plymouth Life Centre is nearby, providing further leisure and sporting facilities.

Plymouth city centre is also easily accessible, with the city's shops, restaurants and other amenities within convenient reach. Plymouth railway station is approximately half a mile away, providing rail connections to the wider region and beyond.

Offering two bedrooms, separate living accommodation, a full-size bathroom, additional WC and private outside space, this property would make a practical home or investment opportunity in a well-connected Plymouth location.

Please call us to arrange a viewing today





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Ground Floor	
Bathroom	4'9" x 5'7" (1.45 x 1.71)
Kitchen	11'10" x 7'1" (3.62 x 2.17)
Lounge/Diner	15'5" x 17'11" (4.71 x 5.48)
Lower Ground Floor	
WC	7'0" x 2'6" (2.14 x 0.77)
Bedroom 1	7'10" x 17'6" (2.41 x 5.35)
Bedroom 2	7'0" x 9'6" (2.14 x 2.92)



Directions

From Mutley Plain/B3250 Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 0.5 mi Turn left Into Cuffe Road and then right into Ponsonby Road, the property can be found on the left.

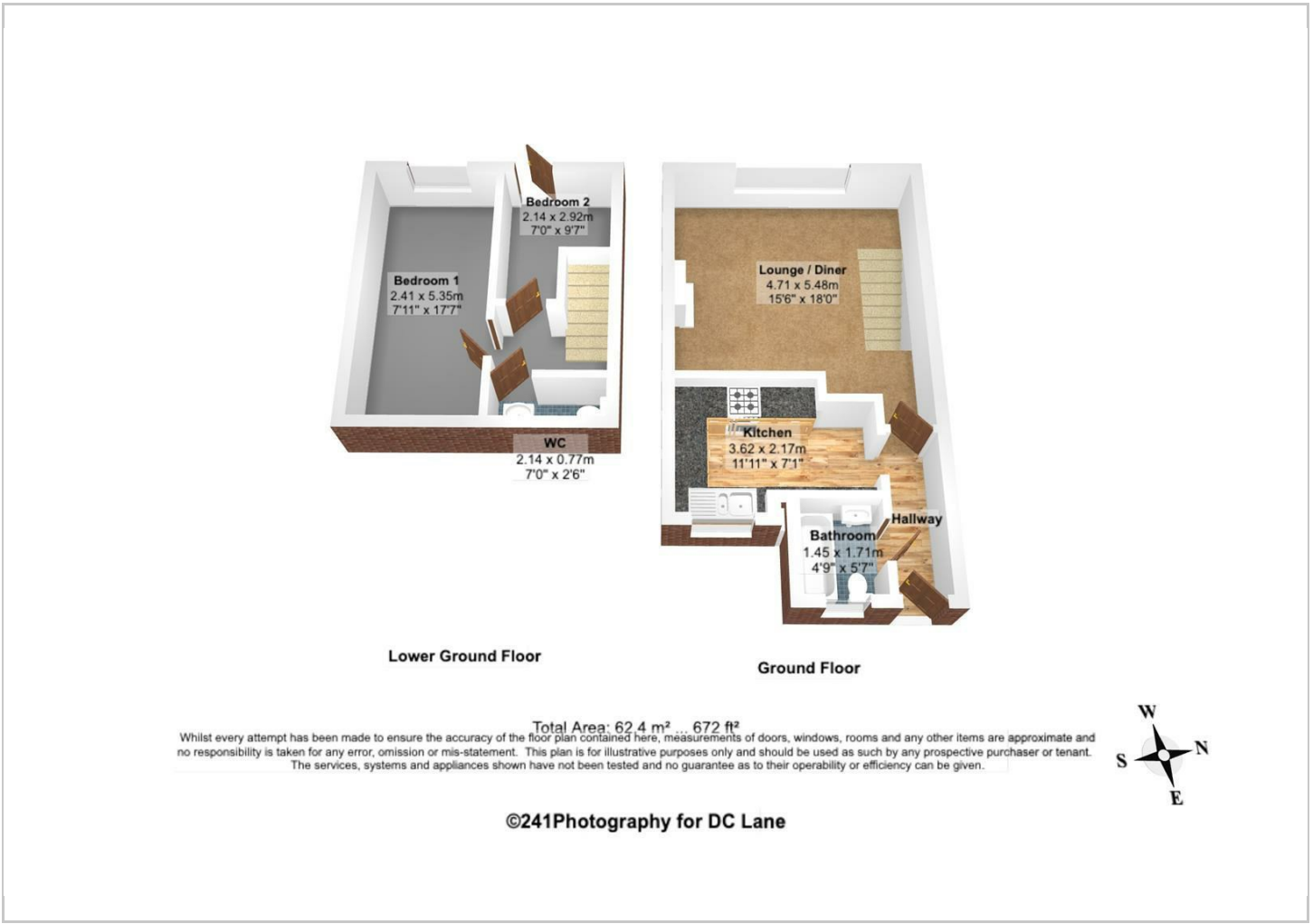
Scan for Material Information

Council Tax Band: B

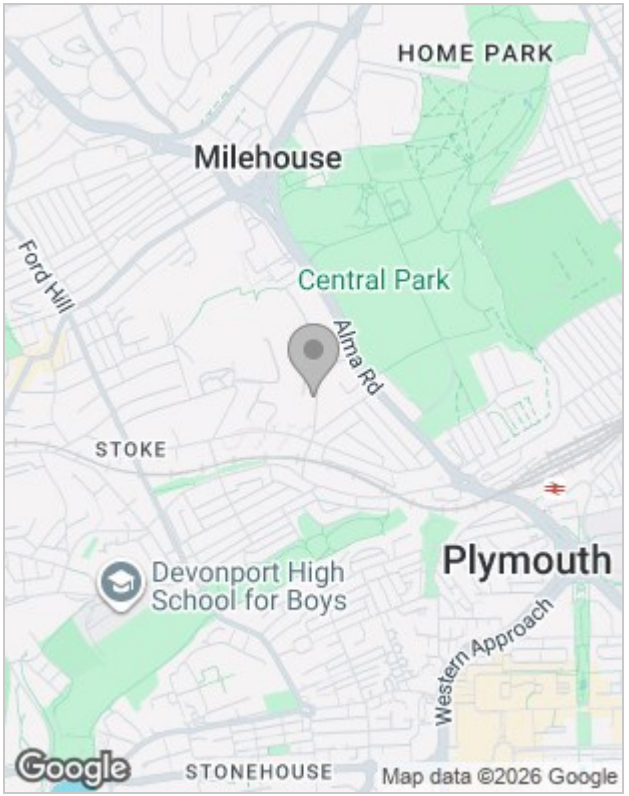




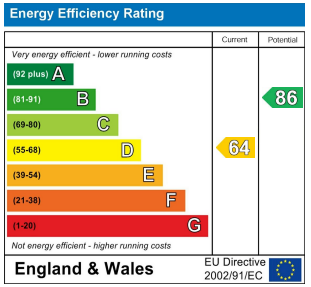
Floor Plans

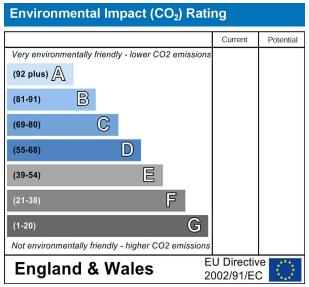


Location Map



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.

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