

DC LANE

SELL • LET • MANAGE

Moor Lane, Plymouth, PL5 1UA

£220,000 Freehold

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# Moor Lane

## Plymouth, PL5 1UA

£220,000



- Semi Detached Home
- St Budeaux Location
- Gas Central Heating
- Full of Natural Light
- Off Road Parking
- Three Bedrooms
- Stylish Contemporary Kitchen
- Ideal First Time Buy
- Generous Rear Garden
- Council Tax Band B

DC Lane are delighted to introduce this beautifully presented, contemporary semi-detached home which offers a fantastic combination of modern interiors, generous natural light and an exceptional rear garden, this is a home that is ready to move straight into and would make an ideal first time purchase.

Situated in St Budeaux, the property is conveniently positioned close to a parade of shops and a range of local amenities, whilst also offering excellent access to the A38 and major routes.

The welcoming lounge is filled with natural light and flows through into the newly fitted modern kitchen, creating a practical and sociable space at the heart of the home. The kitchen features integrated appliances, sleek ambient LED lighting, plentiful storage and ample worktop space with delightful views across the garden providing a lovely outlook while cooking and entertaining. To the first floor are three bedrooms all serviced by a tasteful and contemporary shower room.

However, it is the rear garden that truly sets this home apart. A wonderful space for entertaining, relaxing and enjoying outdoor living, the garden has been thoughtfully designed into distinct zones, incorporating artificial lawn alongside decked and paved areas. Low maintenance yet highly versatile, it is a garden designed to be enjoyed, whether hosting guests or relaxing at home.

To the front, the property benefits from convenient off road parking, adding further practicality to this appealing home.

Combining a stylish contemporary finish, excellent natural light, a superb garden and convenient location, this is a fantastic opportunity for a first time buyer.

A viewing is highly recommended to fully appreciate the presentation, space and exceptional garden this lovely home has to offer.

| | |
|---|---|
| **Ground Floor** | |
| Lounge/Diner | 11'9" x 11'8" (3.60 x 3.56) |
| Kitchen | 14'11" x 7'2" (4.55 x 2.20) |
| Utility Room | 7'4" x 4'2" (2.24 x 1.29) |
| **First Floor** | |
| Bedroom One | 8'10" x 9'6" (2.71 x 2.92) |
| Bedroom Two | 8'10" x 9'3" (2.71 x 2.84) |
| Bedroom Three | 5'6" x 6'5" (1.68 x 1.98) |
| Shower Room | 5'6" x 5'1" (1.68 x 1.56) |







## Directions

From the office turn right onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi 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 1st exit onto Roman Way 0.5 mi at the roundabout, take the 2nd exit onto Victoria Road 0.4 mi turn left onto Moor Lane 0.2 mi then continue along Moor Lane and 27 Moor Lane will be on the left-hand side.

## Council Tax Band: B

## Scan for Material Information





## Floor Plans




Ground Floor




First Floor

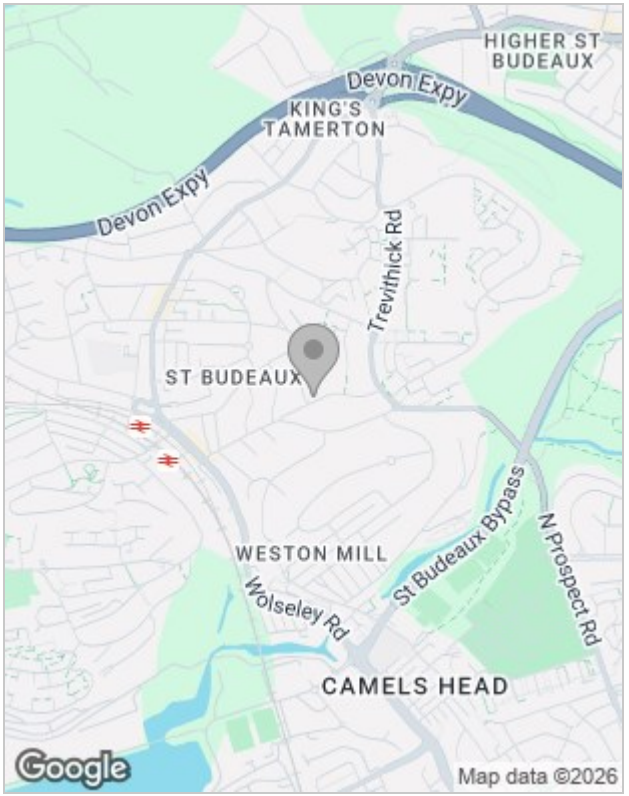
Total Area: 59.8 m² ... 643 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

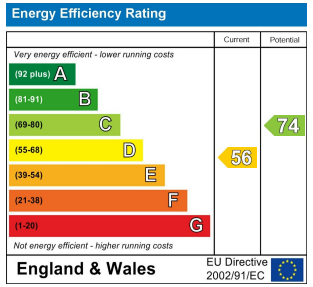


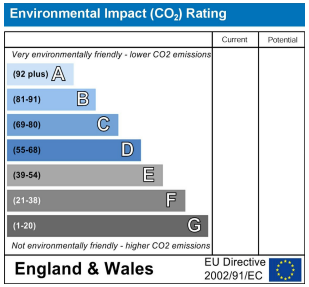

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## Location Map




## 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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