

DC
LANE

SELL • LET • MANAGE

Shaftesbury Court, Plymouth, PL4 8TW

£175,000 Freehold





Shaftesbury Court

Plymouth, PL4 8TW

- Mid Terraced House
- Central North Hill Location
- Ideal FTB/Buy To Let
- Communal Garden
- No Onward Chain
- Two Bedrooms
- Open Plan Living
- Safety Certificates In Place
- Allocated Parking Space
- Council Tax Band A

DC Lane are delighted to present this lovely mid terraced home, tucked away within a private road just moments from North Hill and perfectly positioned for easy access to Plymouth Railway Station, City Centre and the University.

Offering an ideal blend of comfort and convenience, this charming property is perfectly suited to first time buyers or investors seeking a strong rental opportunity in a desirable central location with safety certification already in place.

The accommodation opens into an open plan living, dining and kitchen space, thoughtfully designed to provide clearly defined areas for relaxing, entertaining and dining. The well equipped kitchen offers ample storage and workspace, while the living area creates a great sociable space.

To the first floor, the principal bedroom benefits from a useful storage area, complemented by a further single bedroom ideal as a dressing room, nursery or home office. A shower room completes the accommodation and features a walk in shower cubicle.

Further benefits include gas central heating, double glazing, allocated parking and a communal garden.

Offered to the market with no onward chain, this delightful property presents an excellent opportunity to acquire a low maintenance home in a sought after central location. An early viewing is highly recommended.

£175,000



Ground Floor

Kitchen/Living Room 13'4" x 17'10" (4.08 x 5.46)

First Floor

Bedroom One 10'0" x 8'4" (3.06 x 2.56)

Bedroom Two 6'7" x 8'11" (2.02 x 2.74)

Shower Room 7'1" x 3'11" (2.16 x 1.20)





Directions

From the DC Lane office head south on Mutley Plain and onto North Hill. Turn left onto Deptford Place and left into Shaftesbury Cottages, turn immediate left into Shaftesbury Court and the parking area can be found on the left and the property on the right.

Council Tax Band: A

Scan for Material Information





The figure displays two 3D perspective views of a property's floor plan. The **Ground Floor** on the left features a large **Kitchen/Living Room** (4.08 x 5.46m / 13'5" x 17'11") with a staircase, a kitchen unit with a sink and stove, and a fireplace. The **First Floor** on the right includes a **Shower Room** (2.16 x 1.20m / 7'1" x 3'11"), a **Landing**, and two bedrooms: **Bedroom 1** (3.06 x 2.56m / 10'1" x 8'5") and **Bedroom 2** (2.02 x 2.74m / 6'8" x 9'0"). A compass rose in the bottom right corner indicates the orientation with North (N) at the top, South (S) at the bottom, East (E) to the right, and West (W) to the left.

Ground Floor

First Floor

Total Approximate Area - 44.6 m² ... 480 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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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.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	91	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		