



**DC**  
LANE

SELL • LET • MANAGE

Triumphal Crescent, Plymouth, PL7 4RW  
£260,000 Freehold

 3  2  2  C



£260,000

# Triumphal Crescent

Plymouth, PL7 4RW

- Mid Terraced Modern House
- Woodford, Plympton Location
- Generous Kitchen/diner
- Rear Garden
- Garage
- Three Bedrooms
- Master En Suite
- Spacious Accommodation
- Allocated Parking
- Council Band C

DC Lane are delighted to present to the market this modern three bedroom family home located in a cul-de-sac in Woodford, Plympton within easy reach of excellent schools, local amenities, the A38 and all major routes.

Offering spacious family living and entertaining areas the property offers lounge with two windows and feature fireplace, generous kitchen diner with an abundance of cabinets, space for large dining table and garden access, storage cupboards and cloakroom/wc completes the ground floor accommodation. Stairs rise to the first floor with the master bedroom featuring an en suite shower room, a further double bedroom and single bedroom are serviced by a family bathroom.

Externally there is a low maintenance, fully enclosed rear garden with pedestrian access to the allocated parking space and a garage.

We believe this splendid property lends itself to families or couples looking for a well-proportioned home in a quiet cul de sac within highly sought after Plympton and a viewing is highly recommended.



## Ground Floor

Lounge 17'0" x 11'11" (5.19 x 3.64)

Kitchen/Diner 18'7" x 12'3" (5.67 x 3.75)

Claokroom/WC

## First Floor

Bedroom One 11'8" x 10'4" (3.58 x 3.15)

En Suite

Bedroom Two 11'2" x 8'11" (3.41 x 2.72)

Bedroom Three 7'3" x 10'5" (2.22 x 3.19)

Bathroom 7'1" x 6'1" (2.17 x 1.86)

External

Garage





## Directions

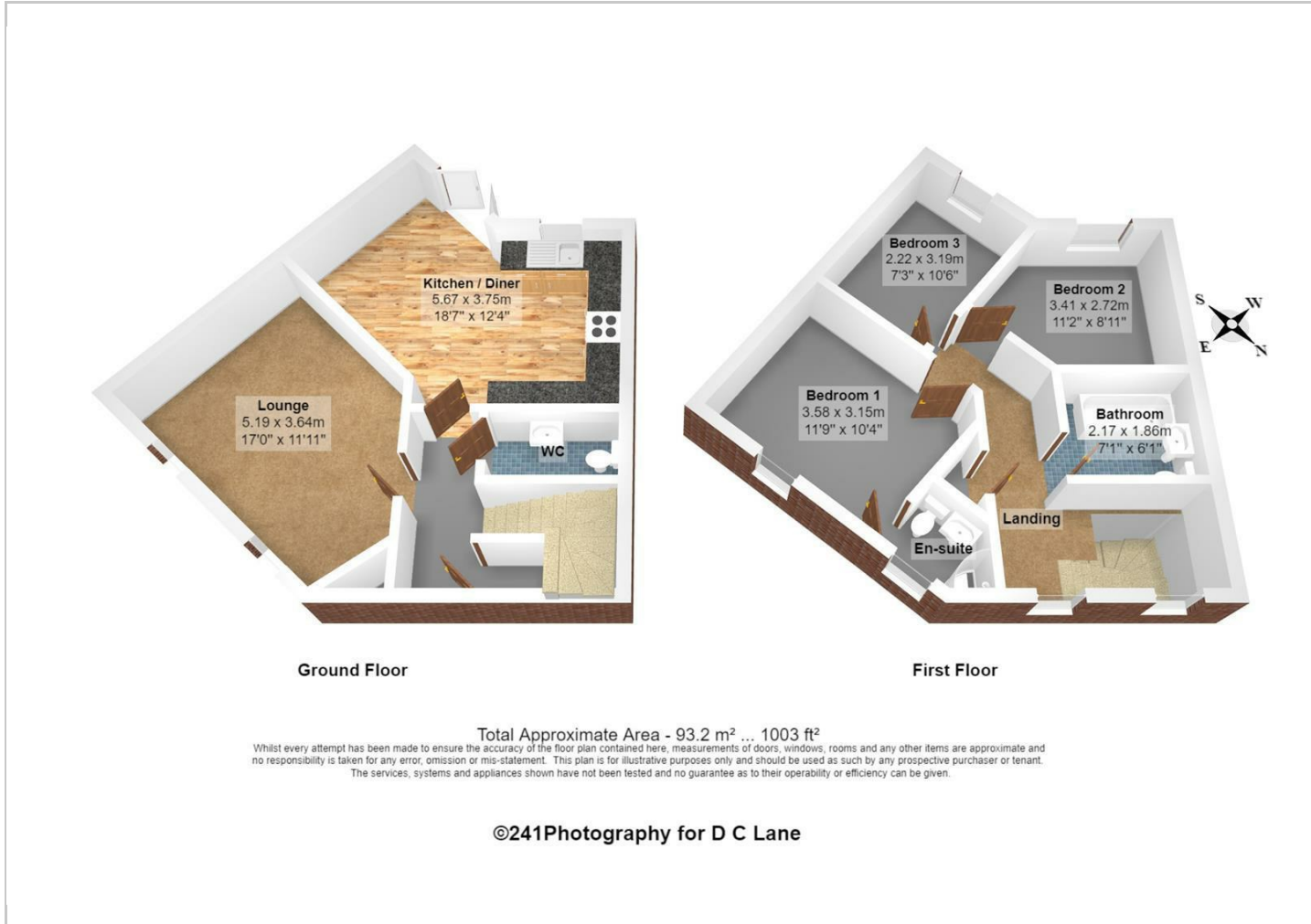
At Marsh Mills roundabout, take the 1st exit towards Plympton and Slight left towards Plymouth Rd/B3416. Continue straight onto Plymouth Rd/B3416 At the roundabout, take the 2nd exit onto Plymouth Rd 0.4 mi Turn left onto Woodford Ave 453 ft At the roundabout, take the 2nd exit and stay on Woodford Ave 0.1 mi Turn left onto Woodford Cl 135 ft Continue straight onto Triumphal Cres 367 ft and the property can be found on the left.

**Council Tax Band: C**





## Floor Plans

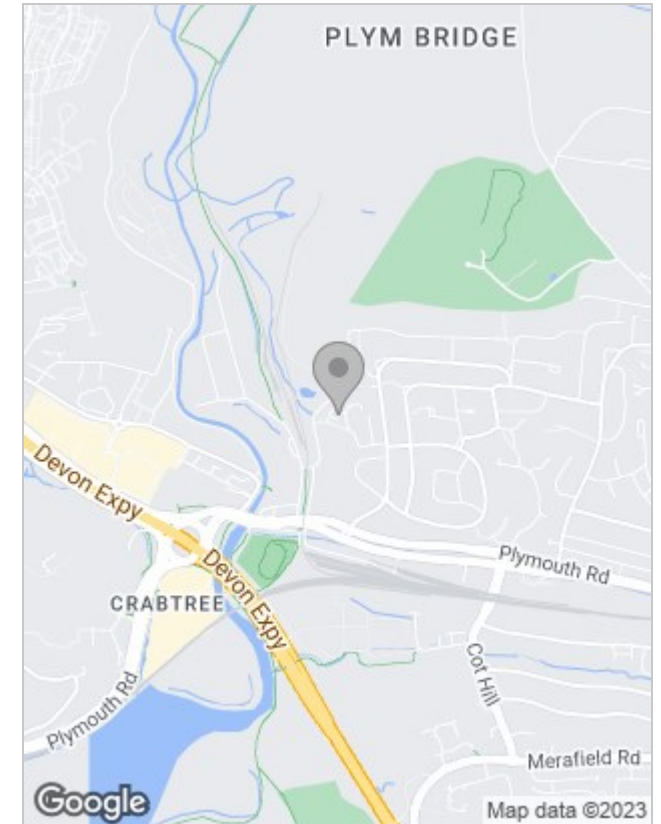


## Viewing

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.

## Location Map



## Energy Performance Graph

