

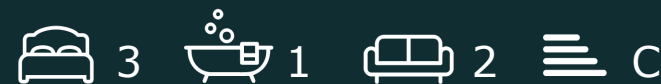


DC
LANE

SELL • LET • MANAGE

Carnock Road, Plymouth, PL2 3SG

£325,000 Freehold





Carnock Road

Plymouth, PL2 3SG

- Semi Detached House
- Conservatory
- Owned Solar Panels
- Driveway For Three Cars
- Ideal Family Home
- Three Bedrooms
- Manadon Location
- Immaculately Presented
- Garage
- Council Tax Band C

DC Lane are proud to introduce to the market this impressive semi detached house located within the popular residential area of Manadon within easy access to excellent schools, the City Centre, A38 and major routes.

Offering ideal family living and entertaining space, this superb property has well proportioned accommodation and is flooded with natural light throughout. Comprising of entrance porch and hallway with cloakroom/wc, boot and utility cupboard the property benefits from storage solutions in most rooms. The lounge features an attractive fire surround and gas fire, the open plan kitchen/diner with solid wood flooring has ample space for a large dining table with two built in larger cabinets and the modern gloss kitchen has plentiful units. The 'Anglian' conservatory is a further reception room which affords views over the rear garden accessed via the French style double doors. To the first floor there are two double bedrooms both with built in wardrobes and a single, an ideal home working space or nursery, serviced by a beautiful bathroom with shower over the bath. The loft with pull down ladder has been insulated and boarded.

Externally there is a lawned front garden and level south facing rear garden backing onto allotments, mainly laid to lawn with a paved area, a wonderful space for relaxation and entertainment. A pedestrian gated access leads to the side of the property and there is a driveway with parking for three cars or even motorhome. The garage with up and over door has automatic lighting and door access to the garden. The property also benefits from owned solar panels installed five years ago with microgeneration certificate.

We believe this splendid property lends itself to families looking for a well proportioned home in close proximity for excellent local schools. The current owners have paid great attention to detail and have presented the property beautifully, a viewing is highly recommended.

£325,000



Ground Floor

Lounge 10'3" x 15'9" (3.13 x 4.82)

Kitchen/Diner 19'10" x 12'6" (6.06 x 3.82)

Conservatory 11'7" x 10'7" (3.55 x 3.25)

Cloakroom/WC 2'7" x 4'1" (0.80 x 1.25)

First Floor

Bedroom One 9'6" x 14'8" (2.91 x 4.48)

Bedroom Two 9'6" x 7'6" (2.91 x 2.30)

Bedroom Three 9'10" x 7'11" (3.01 x 2.42)

Bathroom 5'6" x 7'11" (1.70 x 2.42)

External

Garage 8'6" x 16'4" (2.60 x 5.00)





Directions

From the DC Lane office go through Hyde Park onto Peverell Park Road and continue straight onto Weston Park Rd 0.7 mi Turn right onto Outland Rd/A386 0.2 min Turn left onto St Erth Rd 213 ft At the roundabout, take the 1st exit onto Carnock Rd 240 ft and the property can be found on the left.

Council Tax Band: C





Ground Floor

- Conservatory: 3.55 x 3.25m (11'8" x 10'8")
- Kitchen / Diner: 6.06 x 3.82m (19'10" x 12'6")
- Lounge: 3.13 x 4.82m (10'3" x 15'10")
- Hallway
- Utility
- WC: 0.80 x 1.25m (2'8" x 4'1")
- Porch

First Floor

- Bedroom 1: 2.91 x 4.48m (9'7" x 14'9")
- Bedroom 2: 2.91 x 2.30m (9'7" x 7'6")
- Bedroom 3: 3.01 x 2.42m (9'10" x 7'11")
- Bathroom: 1.70 x 2.42m (5'7" x 7'11")
- Landing
- Wardrobe

Garage

- Garage: 2.60 x 5.00m (8'6" x 16'5")

Total Approximate Area - 119.6 m² ... 1287 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G				Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs		79	82	Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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.

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