



**DC**  
LANE

SELL • LET • MANAGE

Wall Street, Plymouth, PL1 4FA

£210,000 Freehold

 2  1  1  C



£210,000

# Wall Street

Plymouth, PL1 4FA

- Modern Terraced House
- Devonport Regeneration Area
- Well Presented
- Allocated Parking Space
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Enclosed Rear Garden
- Ideal First Time Buy
- Council Tax Band B

DC Lane are proud to introduce to the market this impressive modern terraced house located in the increasingly popular regenerated area of Devonport and is well placed for local amenities, the city centre and waterside walks.

Positioned within a quiet cul-de-sac this delightful property has well proportioned accommodation and natural light floods throughout. The entrance hallway with cloakroom/wc and utility cupboard leads through to a bright and spacious lounge/diner with views over the rear garden accessed via French style double doors. The kitchen has plentiful modern gloss cabinets with integrated fridge, freezer, oven, hob and microwave. To the first floor the master bedroom has built in wardrobes and enjoys views of the local area including the iconic Devonport Watch Tower, a further double bedroom also has built in wardrobes and storage cupboard, both are serviced by a well appointed bathroom with shower over the bath.

Externally the pretty rear garden has a generous paved area and lawn surrounded by timber fencing, the most wonderful space for relaxation and entertainment. There is a timber storage shed perfect for bikes and garden furniture, a bin store area and pedestrian gated access leads to the side of the property, a shared walkway provides access to the front. There is also an allocated parking space.

We believe this superb property would make an ideal first time buy, with no onward chain a viewing is highly recommended.

Please note a £112 pa estate charge is applicable.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge/Diner 13'6" x 13'0" (4.14 x 3.97)

Kitchen 6'3" x 9'5" (1.92 x 2.89)

W/C 6'3" x 3'4" (1.92 x 1.04)

Hallway 6'9" x 13'5" (2.06 x 4.09)

## First Floor

Bedroom One 13'6" x 10'9" (4.14 x 3.28)

Bedroom Two 13'6" x 8'0" (4.14 x 2.45)

Bathroom 6'2" x 7'1" (1.90 x 2.17)





## Directions

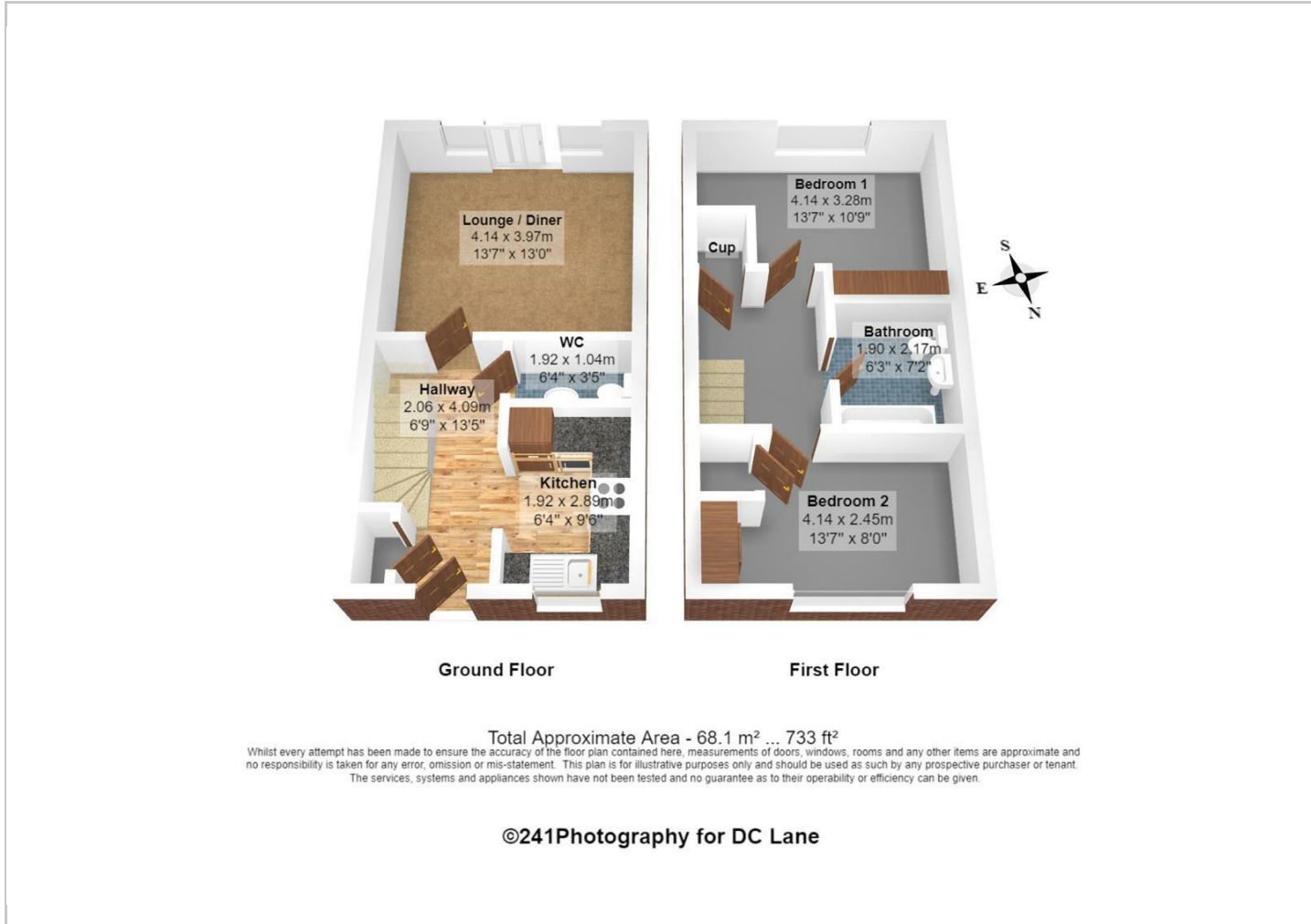
From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road for 0.4 mi and continue onto Fore Street for 0.3 mi. Turn left onto Mildren Way Head south towards Wall St 226 ft Turn right onto Wall St and then drive under the archway into a cul de sac where the property can be found on the left.

**Council Tax Band: B**





## Floor Plans

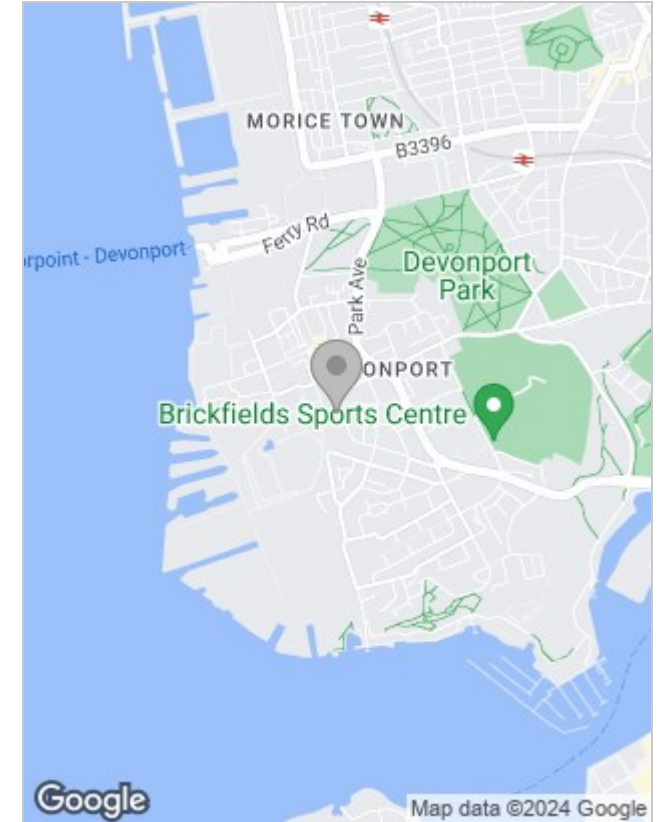


## Viewing

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

