

DC  
LANE

SELL • LET • MANAGE



102a Church Road, Plymouth, PL9 9BG

£300,000





£300,000

# 102a Church Road

Plymouth, PL9 9BG

- Detached Bungalow
- Two Bedrooms
- Drive Through Garage
- Delightful Gardens
- No Onward Chain
- Secluded Position
- Two Reception Rooms
- Driveway & Parking Area
- Plymstock Location
- Scope for Improvement

DC Lane are delighted to present a delightful detached bungalow in the highly sought after area of Church Road Plymstock, located within close proximity of local amenities, particularly The Broadway shopping precinct which boasts a selection of shops including Post Office, hairdressers, coffee shops, pubs and café's.

This much loved family home has been in the same family since it was built and would benefit from cosmetic redecoration. The accommodation comprises of an entrance porch, hallway, living room, dining room, fitted kitchen, utility room, two bedrooms and a shower room. External attributes include a long driveway that will accommodate several vehicles, large drive through garage with up and over doors on each end and a further parking area. Low maintenance gardens wrap around the property which are mainly laid to lawn surrounded by mature bushes and trees. A terraced area is ideal for entertaining or relaxing within the secluded surroundings and views of the local area can be enjoyed.

With no onward chain, gas central heating and double glazing, this superb property simply must be viewed to appreciate it's 'hidden' location and charm.



## Ground Floor

Living Room	13'0" x 14'5" (3.98 x 4.40)
Dining Room	12'7" x 10'1" (3.84 x 3.08)
Kitchen	8'3" x 10'7" (2.52 x 3.24)
Utility Area	
Bedroom One	13'0" x 10'10" (3.98 x 3.32)
Bedroom Two	13'0" x 7'1" (3.98 x 2.18)
Shower Room	6'3" x 6'9" (1.92 x 2.08)
External	
Drive Through Garage	11'1" x 21'9" (3.38 x 6.64)





## Directions

Exit the Devon Expressway following signs for Plymouth. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Turn right onto Dean Cross Rd and Turn left onto Dean Hill, follow up the hill, Church Road can be found on the left and the property can be found on the left.





## Floor Plans

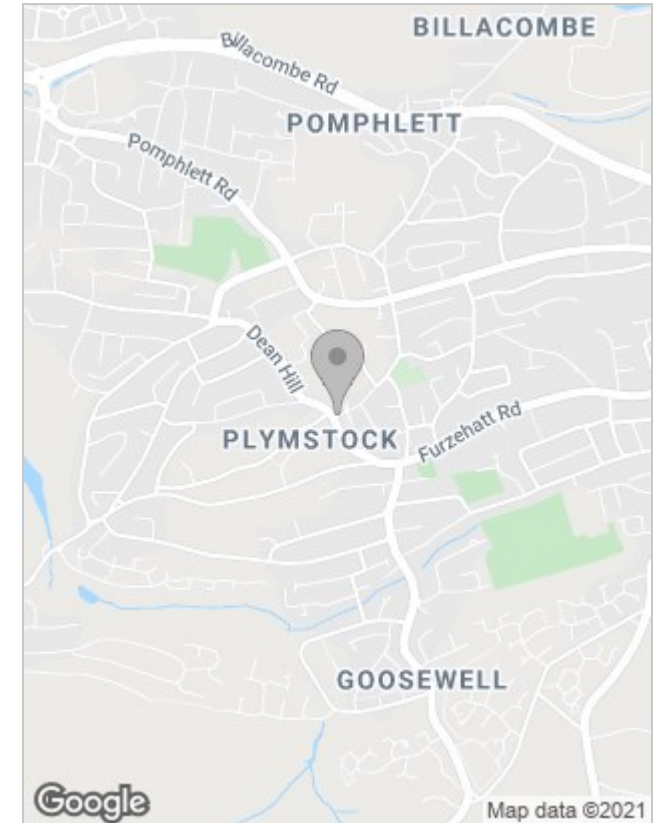


## Viewing

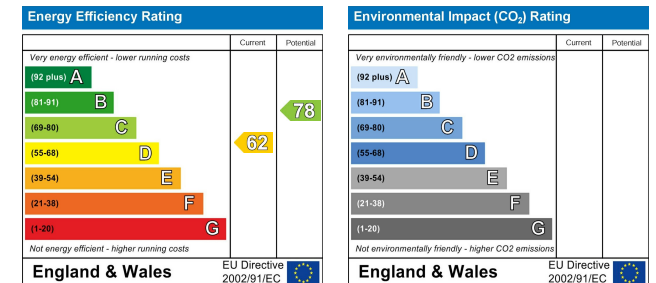
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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