



**DC**  
LANE  
SELL • LET • MANAGE

Linton Road, Plymouth, PL5 4PG  
£215,000 Freehold

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£215,000

# Linton Road

Plymouth, PL5 4PG

- Semi Detached House
- Tamerton Foliot Village
- New Modern Kitchen
- Rear Garden
- Council Tax Band B
- Three Bedrooms
- Fully Refurbished Throughout
- Garage
- No Onward Chain
- Ideal FTB/Buy to Let

DC Lane are thrilled to offer a well presented and spacious semi detached home located in Tamerton Foliot, a pretty village in North Plymouth which offers an excellent primary school, shops, pubs, excellent transport links and easy access to Dartmoor National Park for leisure pursuits.

Offering ideal family living space this superb property has been fully refurbished to include new kitchen, bathroom, redecoration, flooring and is flooded with natural light throughout. Level access entrance hall opens into a lovely dual aspect lounge/diner with garden access, a well appointed modern kitchen benefits from an abundance of cabinets and door opens into a secondary hallway with doors to the front and rear with utility area and cloakroom. To the first floor there are two double bedrooms and a single, an ideal home working space or nursery serviced by a bathroom with shower over the bath and separate w/c. The generous rear garden is south facing and the property also benefits from a garage situated in a block.

We believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment. With no onward chain the enviable location completes the appeal of this beautiful home.

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	11'11" x 18'2" (3.64 x 5.55)
Kitchen	11'9" x 11'5" (3.60 x 3.49)
W/C	2'9" x 4'2" (0.84 x 1.29)

## First Floor

Bedroom One	16'9" x 8'6" (5.13 x 2.60)
Bedroom Two	12'7" x 9'1" (3.85 x 2.79)
Bedroom Three	6'4" x 11'9" (1.95 x 3.59)
Bathroom	4'9" x 5'10" (1.46 x 1.80)
W/C	5'6" x 2'11" (1.70 x 0.91)
External	
Garage	8'2" x 18'0" (2.50 x 5.49)



## Directions

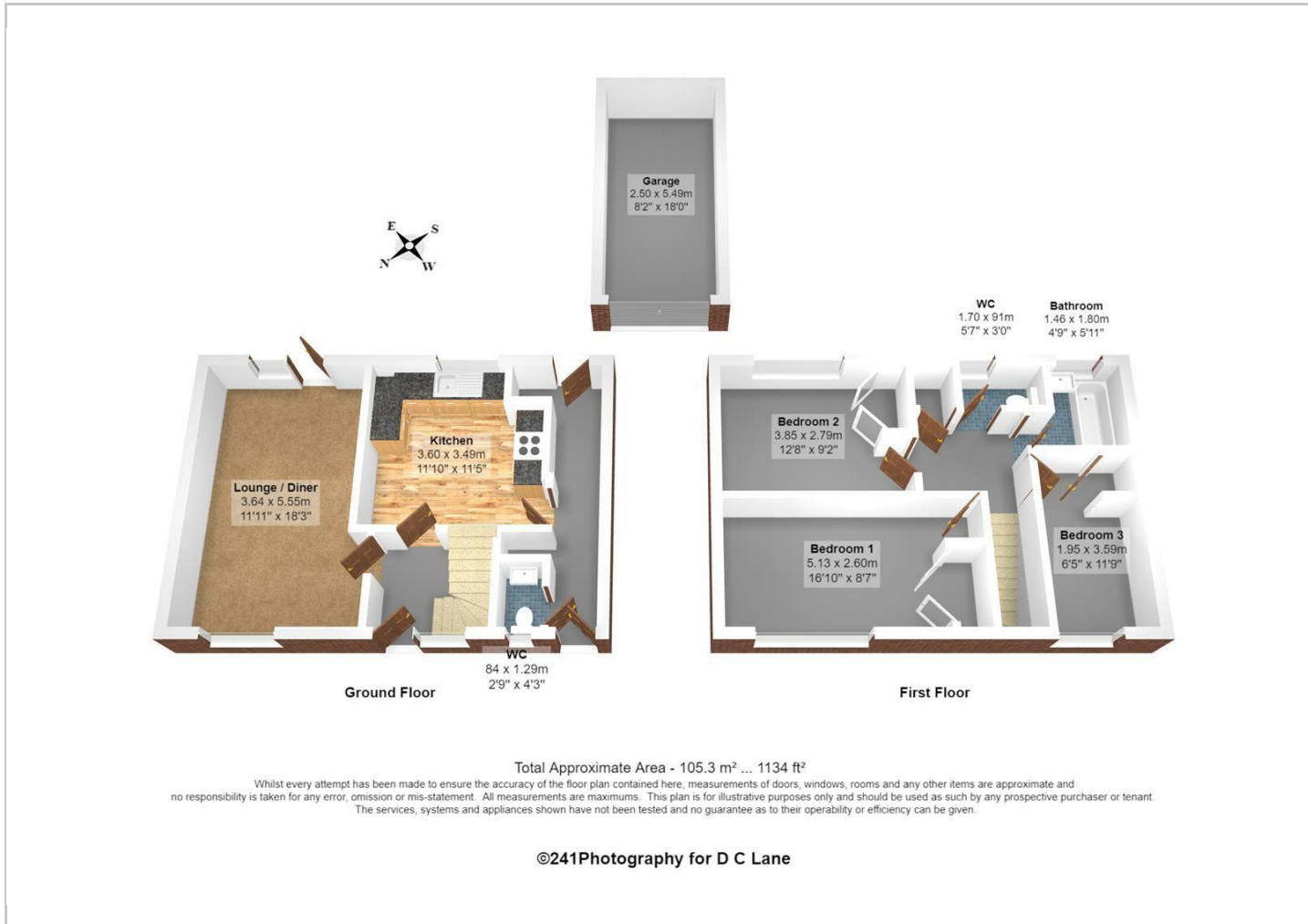
From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Outland Rd/A386 0.4 mi Keep right to continue on A386 0.9 mi Take the B3373 exit towards Tamerton Foliot 0.1 mi At the roundabout, take the 2nd exit onto Budshead Rd/B3373 0.4 mi At the roundabout, take the 2nd exit onto Tamerton Foliot Rd/B3373 1.1 mi Turn left onto Tamerton Foliot Rd 0.2 mi Continue onto Fore St 0.1 mi At the roundabout, take the 2nd exit onto Whitsoncross Ln Go through 3 roundabouts

**Council Tax Band:**

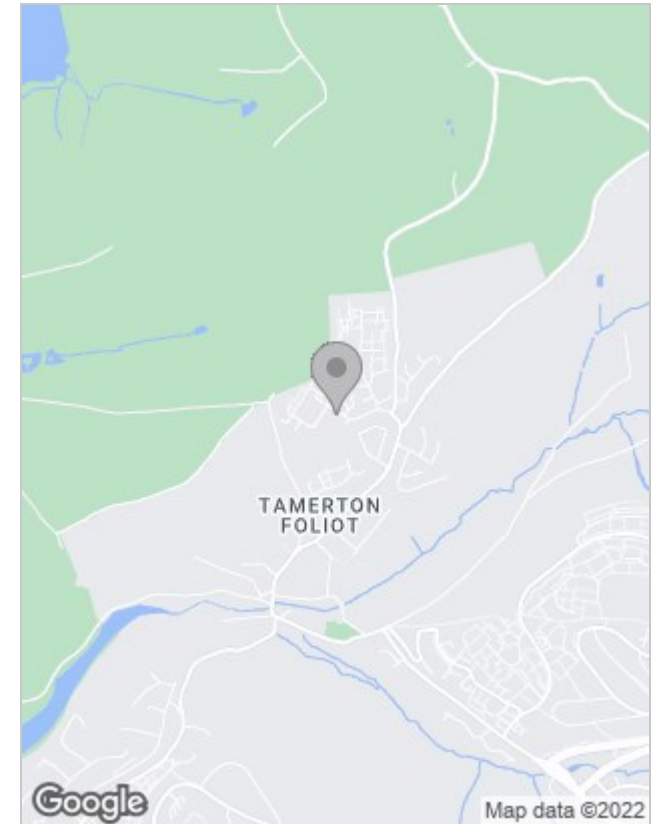




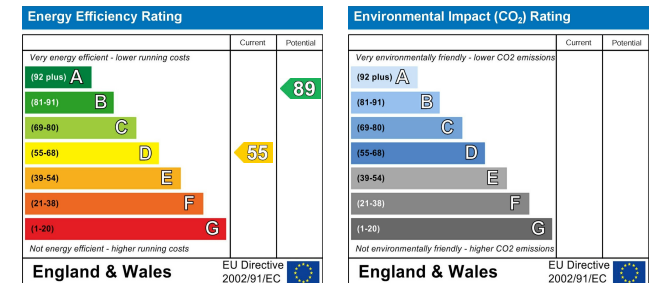
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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