



SELL • LET • MANAGE

Higher Compton Road, Plymouth, PL3 5JE  
£145,000 Leasehold





£145,000

# Higher Compton Road

Plymouth, PL3 5JE

- Ground Floor Apartment
- Hartley Location
- Kitchen/Diner
- Generous Rear Garden
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Well Presented
- Ideal FTB/Buy to Let
- Council Tax Band A

DC Lane are delighted to introduce to the market this superb apartment located in the sought after residential area of Hartley and within walking distance to local amenities and with easy access to the A38 and major routes.

Offering ideal living and entertaining space this well proportioned property is positioned on the ground floor of a double fronted period property and offers spacious accommodation throughout. The accommodation comprises of entrance hallway, lounge, two particularly large double bedrooms, well appointed bathroom with shower over the bath and kitchen/diner with modern cabinets, oak worktops, space for table and chairs and rear garden access. Externally there is a courtyard area with useful storage shed and steps lead to a pretty private lawned garden a wonderful space for alfresco entertainment or relaxation.

With natural light flooding the property, gas central heating, double glazing and a reverse freehold with long lease, we believe this would make an ideal first time buy or Buy to let - with no onward chain a viewing is highly recommended.



## Ground Floor

Lounge	13'1" x 13'6" (4.00 x 4.13)
Bedroom One	12'8" x 12'11" (3.87 x 3.95)
Bedroom Two	9'8" x 13'4" (2.95 x 4.08)
Kitchen/Diner	11'9" x 13'1" (3.60 x 4.00)
Bathroom	5'4" x 9'2" (1.63 x 2.81)





## Directions

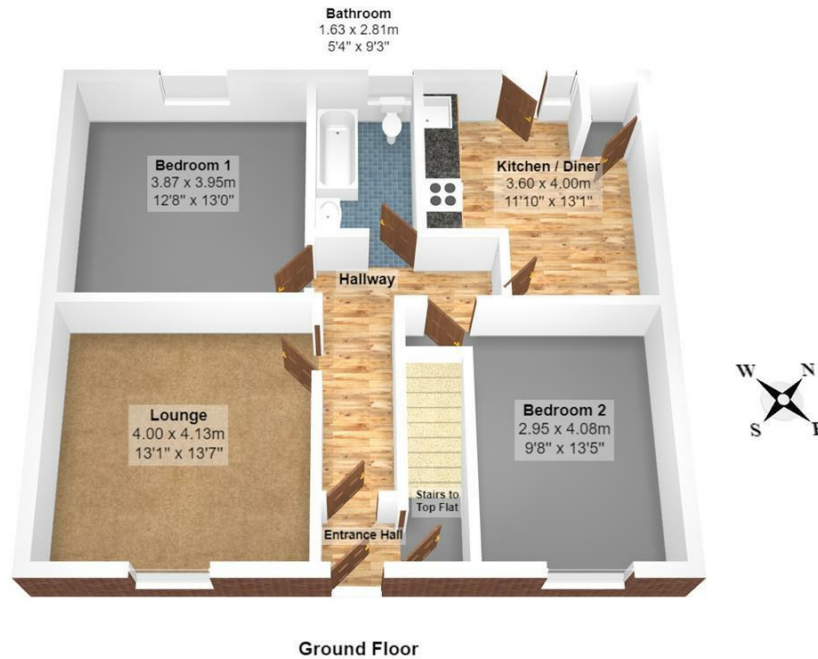
From the DC Lane office turn right onto Mannamead Rd/B3250 0.4 mi Turn right onto Egguckland Rd 0.4 mi At the roundabout, take the 1st exit onto Higher Compton Rd and the property will be on the left

**Council Tax Band: A**





## Floor Plans

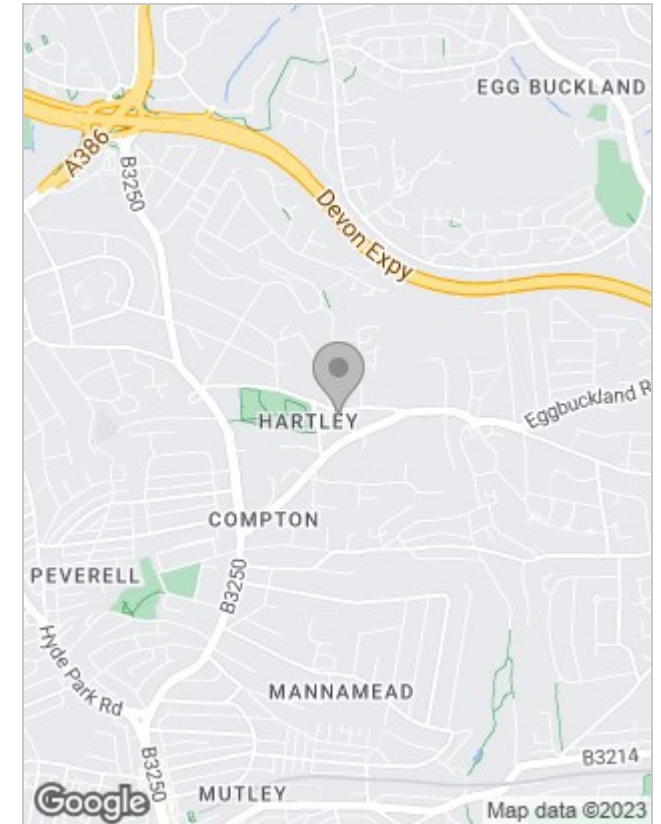


Total Approximate Area - 77.6 m<sup>2</sup> ... 836 ft<sup>2</sup>

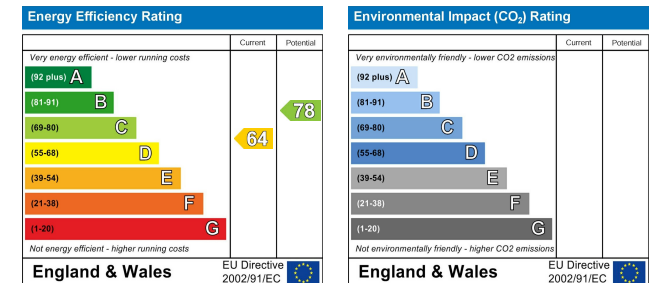
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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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