

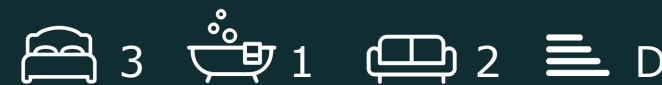
DC  
LANE

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Pilgrim Close, Plymouth, PL2 3HR

£325,000 Freehold





£325,000

# Pilgrim Close

## Plymouth, PL2 3HR

- Semi Detached Family Home
- Sought After Milehouse Location
- Spacious Accommodation
- Renovation and Value Enhancement Potential
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- Garage & Driveway
- Council Tax Band C

Location is everything and this south facing semi detached family home enjoys a superb position tucked away in a quiet cul-de-sac within the highly sought after Milehouse area. Situated just moments from the beautiful green expanse of Central Park, along with excellent local schools and transport links, this property presents an exciting opportunity for buyers looking to create their ideal home.

The well maintained accommodation comprises a welcoming entrance hall, convenient cloakroom, spacious lounge opening into the dining room via glazed pocket doors and a fitted kitchen offering ample cabinet storage. To the first floor are three bedrooms, including a generous principal bedroom featuring an impressive wall of built in wardrobes, together with additional built in storage to another bedroom and a modern shower room.

Externally, the property benefits from a stone chipped front garden and a driveway providing off road parking for multiple vehicles, leading to a large single garage. To the rear is a generous south facing garden, with extensive paved areas complemented by a level lawned section. Enclosed by timber fencing and bordered by a variety of mature trees and established shrubs, the garden offers privacy and provides a wonderful blank canvas with the potential to be transformed into something truly special.

Offering enormous scope for renovation, modernisation and possible extension (subject to the necessary planning consents), this property represents a rare chance to transform an already well positioned house into a truly desirable family residence.

Offered to the market with no onward chain, an early viewing is highly recommended.



### Ground Floor

Lounge	11'7" x 17'9" (3.55 x 5.43)
Dining Room	9'7" x 10'7" (2.93 x 3.24)
Kitchen	8'7" x 7'8" (2.64 x 2.34)
WC	3'5" x 6'10" (1.06 x 2.09)

### First Floor

Bedroom One	11'8" x 15'8" (3.56 x 4.78)
Bedroom Two	9'1" x 12'8" (2.77 x 3.88)
Bedroom Three	9'2" x 9'5" (2.81 x 2.88)
Shower Room	6'7" x 6'6" (2.02 x 1.99)
External	
Garage	8'0" x 19'1" (2.45 x 5.82)



## Directions

Head south on Mutley Plain Turn right onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At the roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Keep right to continue on Outland Rd/A386 0.4 mi Turn left onto Segrave Rd 0.1 mi Turn right onto Lopes Rd Turn left onto Furneaux Rd 0.2 mi Turn left onto Pilgrim Cl and the property can be found on the left.

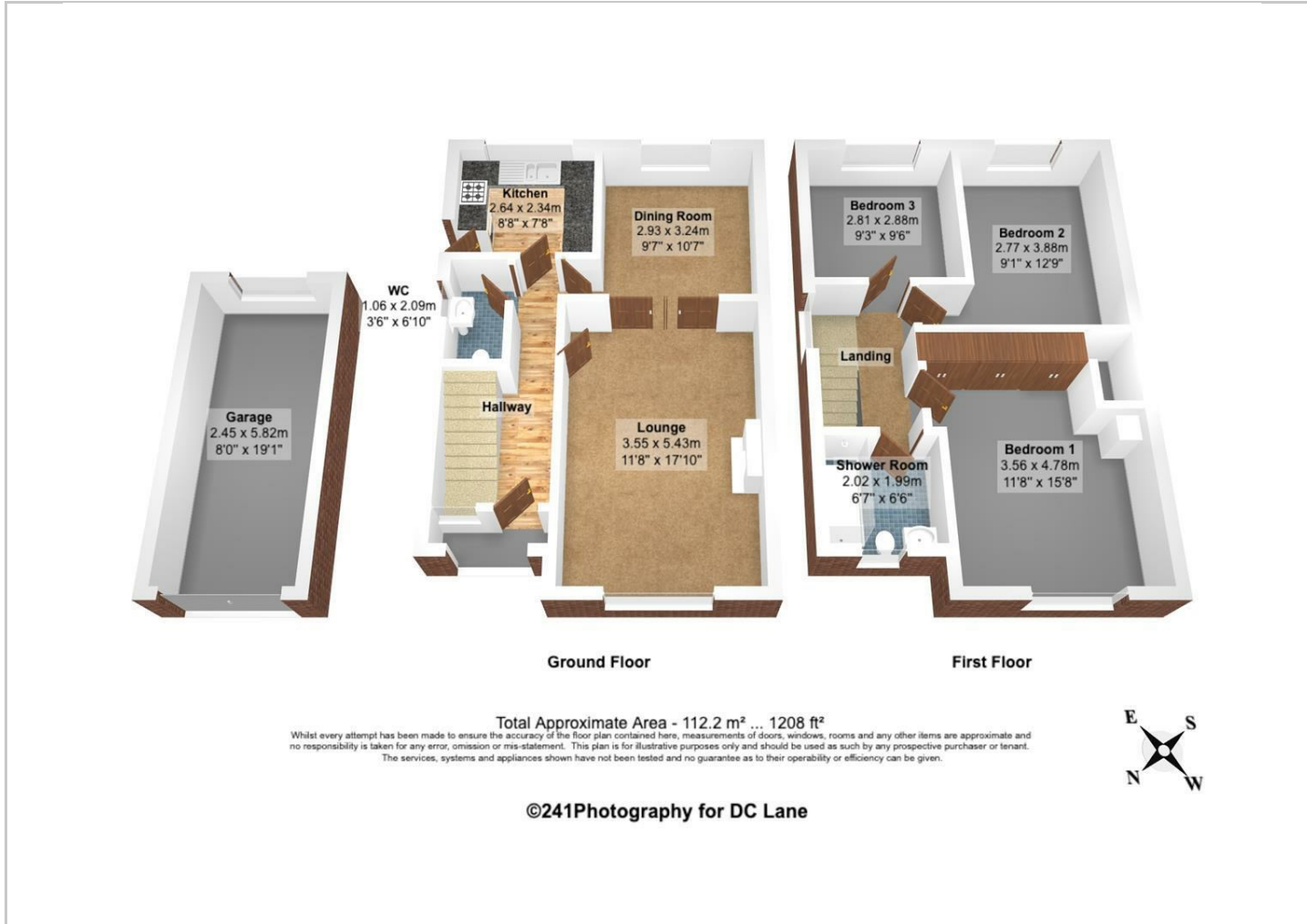
**Council Tax Band: C**

## Scan for Material Information

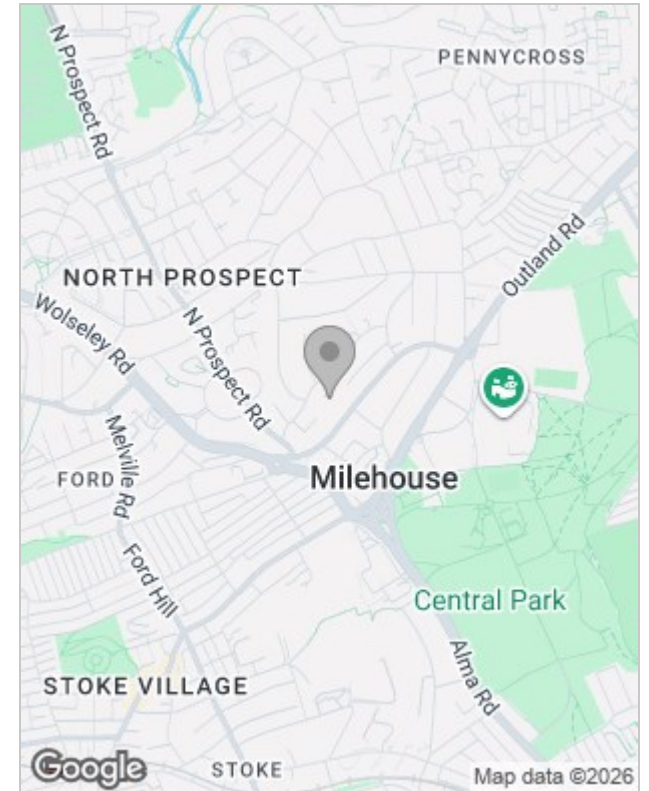




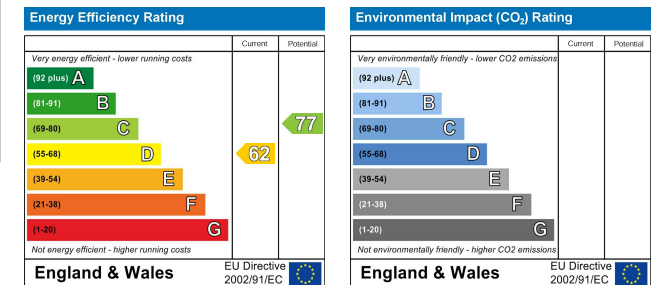
## Floor Plans



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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