



SELL • LET • MANAGE



£280,000

# Church Road

Plymouth, PL9 9AU

- Secluded Historical Cottage
- Three Bedrooms
- Wealth Character Features
- Front & Rear Gardens
- No Onward Chain
- Central Plymstock Location
- Two Reception Rooms
- Parking for Two Cars
- Bath & Shower Cubicle
- Council Tax Band D

DC Lane are thrilled to present to the market a delightful historic semi detached cottage tucked away in a secluded position within central 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.

Set within a generous plot this charming property boasts rooms of good proportions and would benefit from cosmetic redecoration. Entry through the arched front door into the hallway opens into the principle reception room previously a dining room, laid with parquet flooring and features a period fireplace. This room leads into a further reception room boasting wainscoting panelling and offers direct access through to the garden. The kitchen has a selection of wall and base units and further garden access. To the first floor there are three good size bedrooms all with ceiling beams and a modern four piece bathroom with separate shower cubicle.

The front and rear gardens are mainly laid to lawn with mature trees and bushes providing privacy, relaxing in the garden within the secluded surroundings it's hard to imagine that the property is set within central Plymstock. There is gated access from the road and parking for two vehicles.

With no onward chain and natural light flooding the property throughout, this cosy cottage believed to be 17th century is brimming with features and possibilities, it simply must be viewed to appreciate it's 'hidden' location and charm.



## Ground Floor

Lounge	10'7" x 15'7" (3.25 x 4.75)
Dining Room	13'1" x 15'7" (4.01 x 4.75)
Kitchen	6'9" x 15'7" (2.06 x 4.75)

## First Floor

Bedroom One	10'0" x 15'7" (3.05 x 4.75)
Bedroom Two	10'6" x 12'5" (3.21 x 3.81)
Bedroom Three	7'5" x 12'5" (2.27 x 3.81)
Bathroom	6'10" x 15'7" (2.10 x 4.75)





## Directions

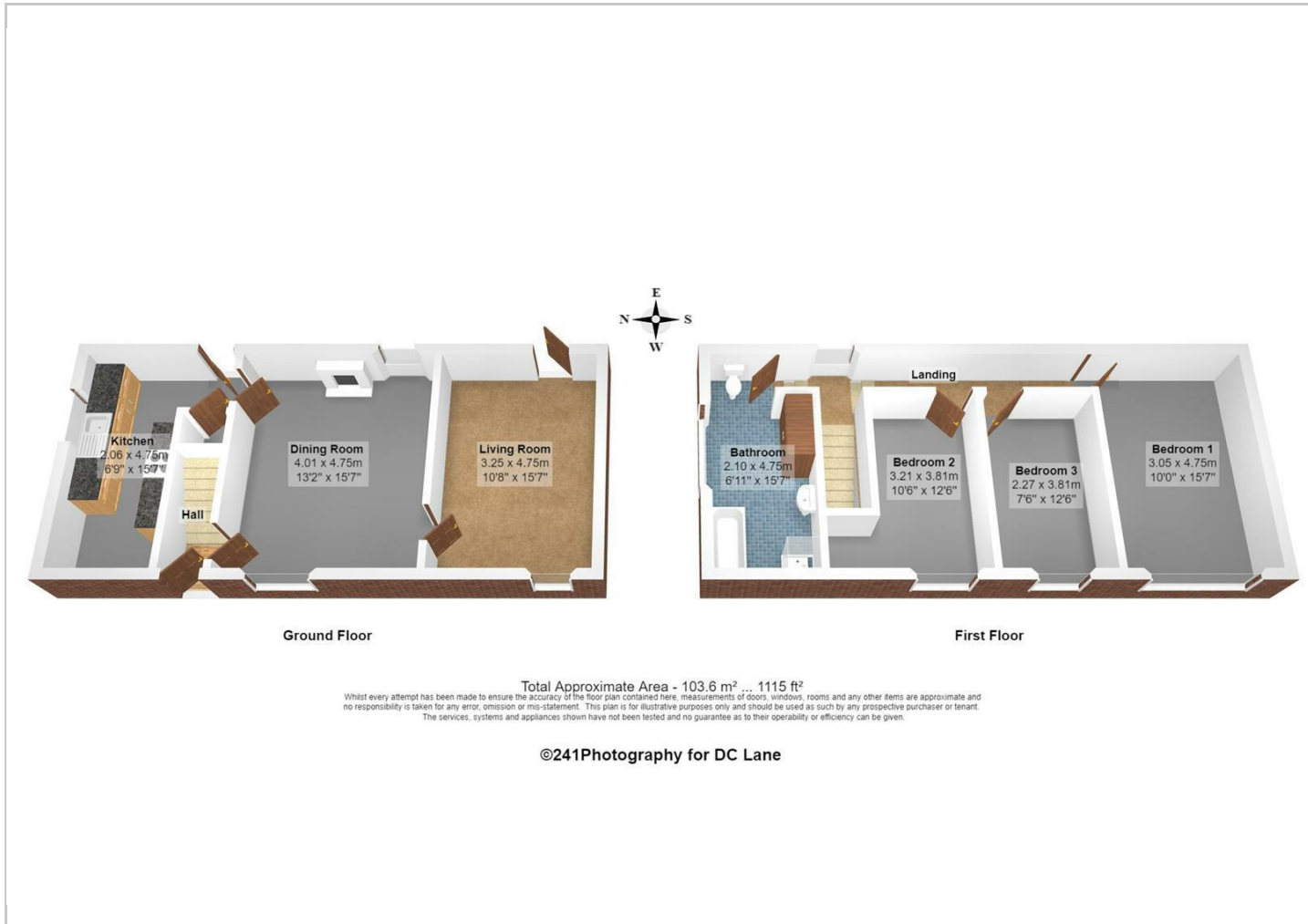
Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Continue onto Horn Cross Rd Go through 1 roundabout 0.2 mi Turn right onto Church Rd and the property is located on the left.

**Council Tax Band: D**

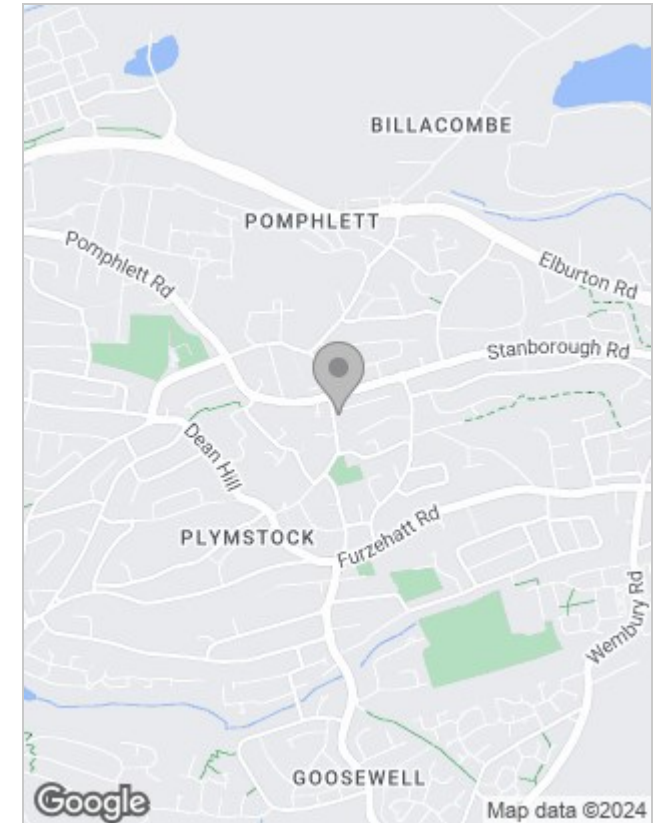




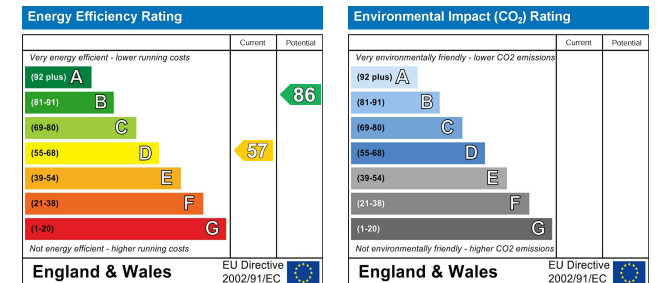
## Floor Plans



## 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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