

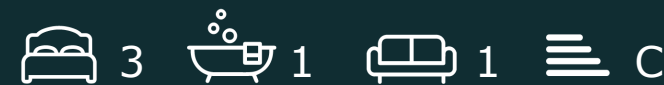
DC  
LANE

SELL • LET • MANAGE



Modbury Close, Plymouth, PL5 3RR

£130,000 Leasehold





£130,000

# Modbury Close

Plymouth, PL5 3RR

- Purpose Built Maisonette
- Honicknowle Location
- Open Plan Living
- Communal Laundry Room
- No Onward Chain
- Arranged Over Two Floors
- Three Bedrooms
- Well Presented
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this impressive maisonette located in Honicknowle in close proximity to local amenities and easy access to the A38 which has been modified to create open plan living.

Entry is through a secure entrance into the communal hallway and the property is accessed via a walkway. As you step inside, you'll be greeted by a tastefully presented interior spread across two floors and opens into a wonderful open plan living/dining/kitchen featuring ample contemporary kitchen cabinets, plenty of space for large pieces of statement furniture and a built in media wall in the sitting room area with modern fireplace. A cloakroom/wc and a generous walk in storage cupboard completes the ground floor accommodation. Stairs rise to the first floor with two good size double bedrooms, with one opening onto a balcony whereby elevated views of the area can be enjoyed and a single bedroom are serviced by a well appointed bathroom with shower over the bath.

With natural light flooding the property throughout, generous accommodation, gas central heating, double glazing and no onward chain this would make an ideal first home or a lucrative buy-to-let investment opportunity and a viewing is highly recommended.



## First Floor

Lounge/Diner 14'11" x 15'8" (4.57 x 4.80)

Kitchen 8'10" x 11'3" (2.70 x 3.43)

## Second Floor

Bedroom One 8'6" x 15'9" (2.61 x 4.82)

Bedroom Two 8'6" x 15'8" (2.61 x 4.80)

Bedroom Three 5'10" x 10'6" (1.80 x 3.21)

Bathroom 5'10" x 6'1" (1.80 x 1.87)





## Directions

From the DC Lane office turn left onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 4th exit onto B3413 Go through 1 roundabout 0.7 mi Turn left onto Ringmore Wy. 148 ft Turn right to stay on Ringmore Wy. 0.1 mi At the roundabout, take the 2nd exit onto Shaldon Cres 0.1 mi Turn left onto Modbury Cl 197 ft.

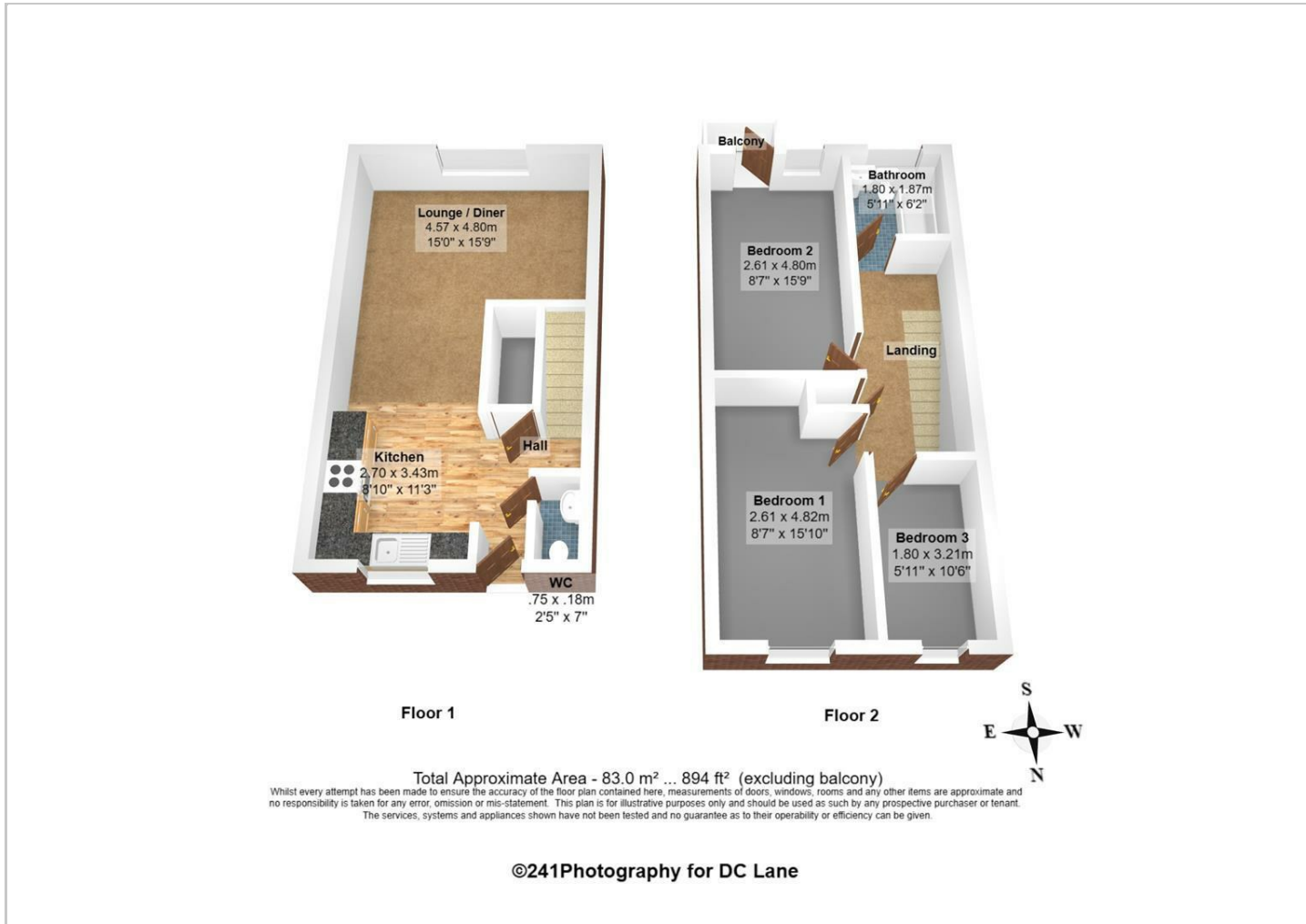
**Council Tax Band: A**

## Scan for Material Information

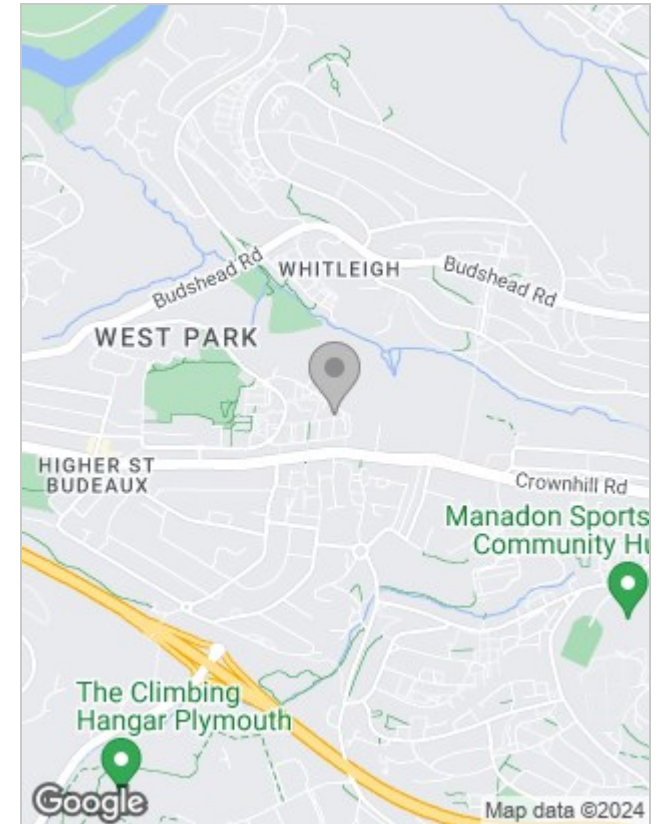




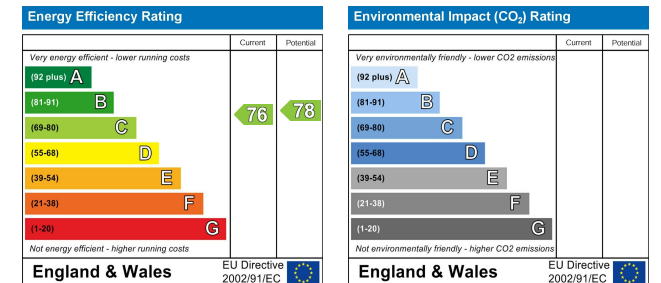
## Floor Plans



## 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.

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