

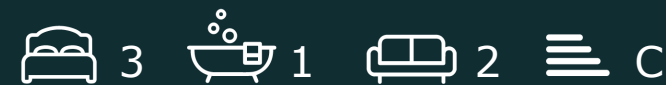
DC  
LANE

SELL • LET • MANAGE



Erme Gardens, Plymouth, PL3 6JP

£215,000 Freehold





£215,000

# Erme Gardens

Plymouth, PL3 6JP

- Semi Detached Family Home
- Efford Location
- Generous Plot
- Cul De Sac
- No Onward Chain
- Three Bedrooms
- Elevated Estuary Views
- Off Road Parking
- Front & Rear Gardens
- Council Tax Band B

DC Lane are delighted to present this semi detached house set at the top of a cul-de-sac in popular Efford and within easy access to the A38, local schooling, excellent transport links and amenities.

Filled with natural light throughout this lovely property provides ample space for family living. The accommodation comprises of entrance porch, hallway, living room opening into the dining room and kitchen with plentiful cabinets and side garden access. To the first floor there are three bedrooms (two doubles with storage cupboards and a single) serviced by a shower room. From the front aspect far reaching elevated views across to the estuary and beyond can be enjoyed.

Externally the gardens wrap around the property and side paving leads to the enclosed rear garden, generous in size laid to lawn with paved areas and secure storage sheds. There is also the benefit of an off road parking space.

This delightful family home is set within a sizeable plot and we believe it lends itself to families looking for well proportioned accommodation close to local schooling. No onward chain and enviable views completes the appeal of this lovely home and a viewing is highly recommended.

Please note Laing Easiform construction please take mortgage advice on lending criteria for this type of construction



## Ground Floor

Living Room	13'3" x 12'5" (4.06 x 3.80)
Dining Room	10'2" x 8'10" (3.11 x 2.71)
Kitchen	10'2" x 9'7" (3.11 x 2.93)

## First Floor

Bedroom One	11'6" x 11'0" (3.51 x 3.37)
Bedroom Two	10'1" x 11'0" (3.09 x 3.37)
Bedroom Three	8'2" x 7'5" (2.51 x 2.27)
Shower Room	7'8" x 7'5" (2.34 x 2.27)



## Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left onto Ashford Rd. Continue along and down to Alexandra Rd Continue to follow B3214 0.8 mi Turn left onto Efford Ln 0.4 mi Continue onto Erme Gardens 0.4 mi and the property can be found at the top of the cul-de-sac on the left.

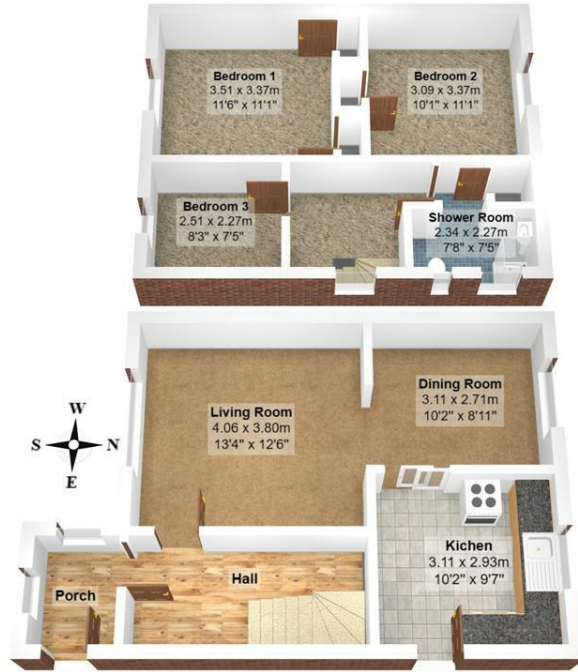
**Council Tax Band: B**

## Scan for Material Information





## Floor Plans



Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>

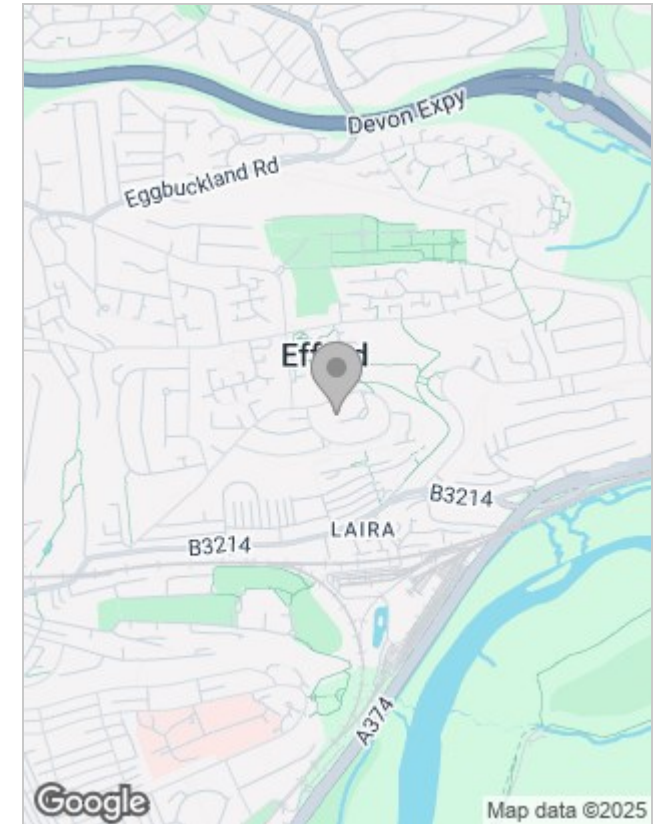
All measurements are approximate and for display purposes only

## Viewing

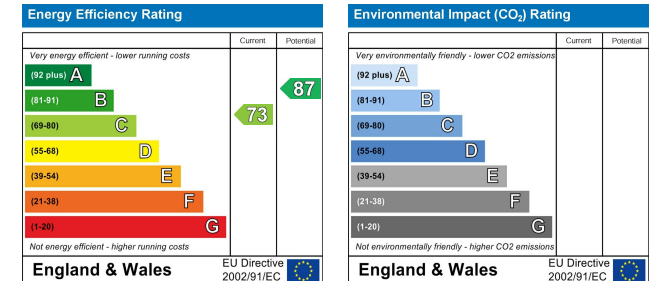
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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