



**DC**  
LANE  
SELL • LET • MANAGE

Holebay Close, Plymouth, PL9 9UG

£165,000 Freehold

2 1 1 C



£165,000

# Holebay Close

Plymouth, PL9 9UG

- End Terrace House
- Modern House
- Well Presented
- Front Garden
- Gas Central Heating
- Two Bedrooms
- Staddiscombe Location
- Ideal FTB/Buy To Let
- Allocated Parking Space
- Council Tax Band B

DC Lane are delighted to present this modern end terrace house in the sought after location of Staddiscombe in Plymstock with local amenities close by and easy access to the wonderful beaches and countryside of the South Hams.

Well presented the accommodation comprises of entrance vestibule with storage cupboard, lounge/diner with square bay window opening into the kitchen with dual aspect windows. Stairs rise to the first floor with two bedrooms, the master boasting built in wardrobes and cupboard and are serviced by a well appointed bathroom. Elevated far reaching views can be enjoyed from both bedrooms of the surrounding area and beyond.

The front garden adds a touch of greenery to the property, creating a welcoming atmosphere and there is parking available for one vehicle, convenience is at your doorstep!

Whether you're looking for a place to call home in a lovely neighbourhood or an investment opportunity, this property ticks all the boxes and a viewing is highly recommended.



## Ground Floor

Lounge/Diner 14'0" x 12'3" (4.29 x 3.74)

Kitchen 7'11" x 5'3" (2.43 x 1.62)

## First Floor

Bedroom One 10'9" x 9'0" (3.28 x 2.76)

Bedroom Two 7'6" x 8'6" (2.30 x 2.60)

Bathroom 6'0" x 5'7" (1.83 x 1.72)



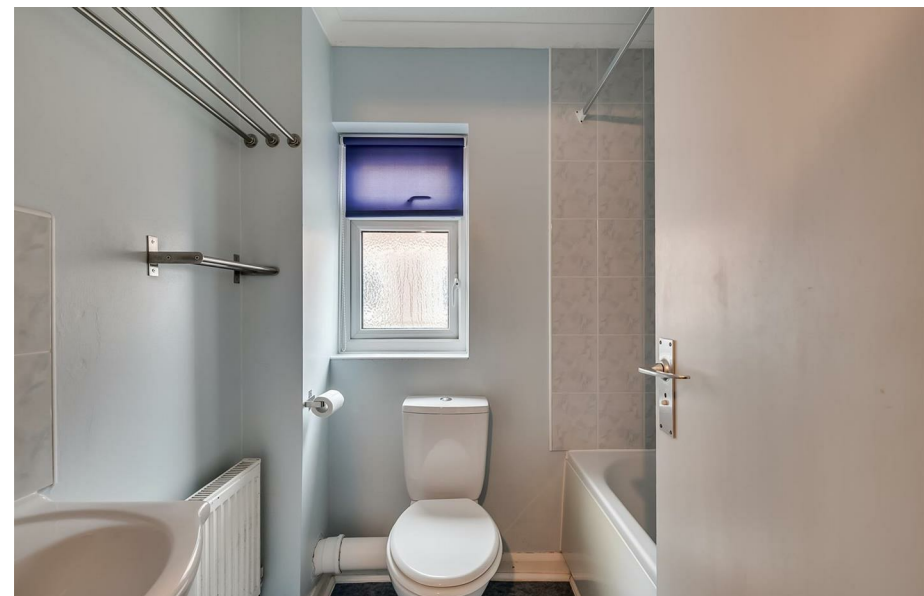


## Directions

Head South East on Laira Bridge Road/ A379, at roundabout take 3rd exit onto Pomphlett Road and take 2nd exit staying on Pomphlett Road for 0.6 mi. Turn right onto Dean Cross Road and turn left onto Dean Hill. Continue onto Furzehatt Road and turn right onto Goosewell Road. After 0.4 mi turn left onto Staddiscombe Road 0.3 mi Turn left onto Kitter Dr 351 ft Turn right onto Holebay Cl 141 ft and the property will be found on the right.

**Council Tax Band: B**

## Scan for Material Information

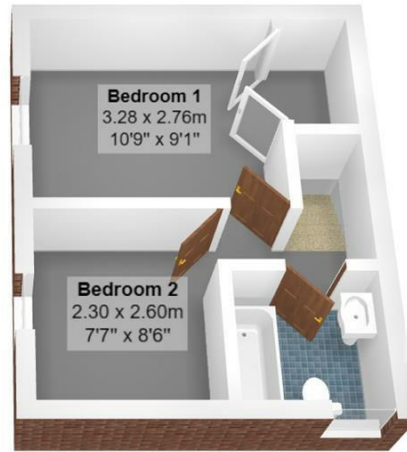




## Floor Plans



Ground Floor



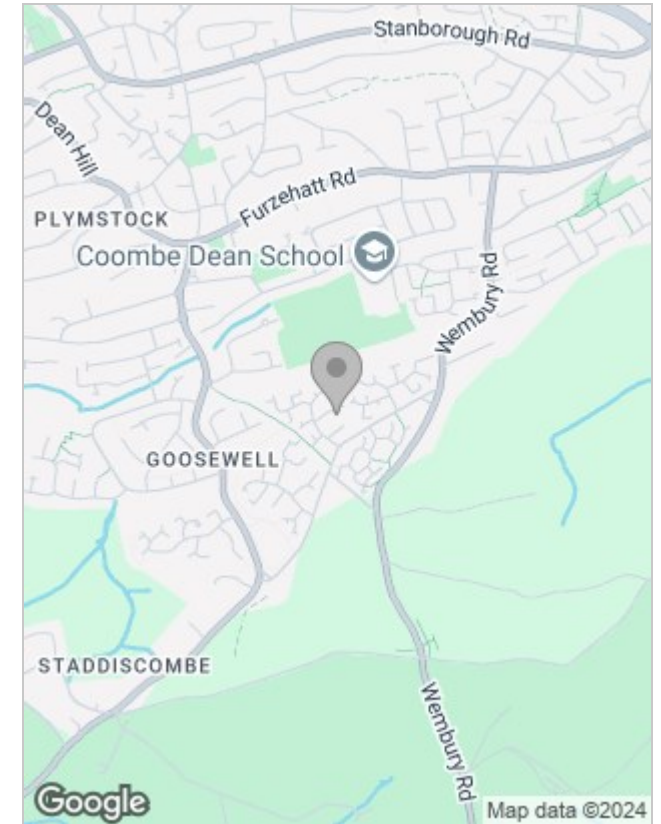
First Floor

Total Approximate Area - 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>

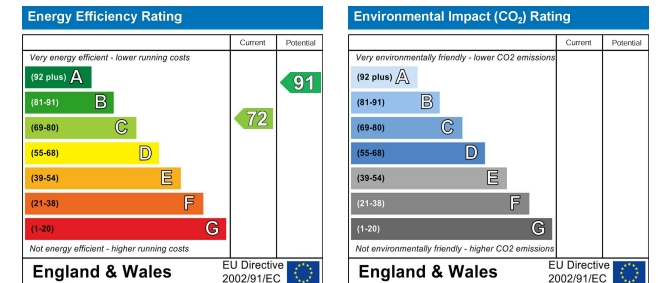
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

©241Photography for DC Lane

## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk