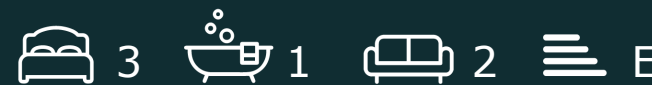


DC  
LANE

SELL • LET • MANAGE

Providence Place, Plymouth, PL1 5QS

£325,000 Freehold





£325,000

# Providence Place

Plymouth, PL1 5QS

- Mid Terraced Period Home
- Located within Stoke Conservation Area
- Generous Kitchen/Breakfast Room
- Spacious Accommodation
- Pretty Walled Rear Garden
- Three Double Bedrooms
- Two Reception Rooms
- Utility Room & Walk In Pantry
- Wealth Character Features
- Council Tax Band C

DC Lane are extremely proud to introduce to the market this exquisite period home located in the highly sought after 'Stoke Damerell Conservation Area' within strolling distance to fashionable Stoke Village, walking distance to the City Centre and with easy access to the A38 and major routes.

Offering ideal family living and entertaining space this superb property offers a wealth of character features including period fireplaces, window shutters, stripped floorboards and sash windows. The welcoming hallway with storage cupboards and cloakroom/wc opens into a lovely reception room featuring a period fireplace and window shutters and a further reception room which would make an ideal dining room has a period fireplace and built in cupboards. Be prepared to be 'WOWED' by the generous kitchen/breakfast room with range style cooker and an abundance of cabinets, oak worktop, space for a large table and chairs and stable door to the garden. With natural light flooding through this most certainly is the 'heart of the home.' A further door leads into the utility room and sliding barn door opens into a walk in pantry.

To the first floor there are three double bedrooms, the spacious master spanning the width of the property with views over the area and are serviced by a well appointed 'boutique hotel style' bathroom including shower enclosure and roll top bath

Externally, the pretty walled courtyard garden with mature trees and shrubs is private and secure making a wonderful space for relaxation or alfresco entertainment with a gate leading to the rear service lane and external storage sheds.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Tastefully presented, oozing character and charm a viewing is highly recommended - an exceptional home in an enviable location.



## Ground Floor

Lounge	15'9" x 13'11" (4.81 x 4.25)
Dining Room	12'11" x 13'2" (3.95 x 4.03)
Kitchen/Breakfast Room	9'10" x 20'6" (3.02 x 6.25)

## Utility Room

## Pantry

## Cloakroom/WC

## First Floor

Bedroom One	19'7" x 13'11" (5.97 x 4.25)
Bedroom Two	12'11" x 13'2" (3.95 x 4.03)
Bedroom Three	9'10" x 14'4" (3.02 x 4.37)
Bathroom	6'5" x 14'0" (1.98 x 4.28)





## Directions

From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road, turning left into Providence Place and the property can be found on the left.

**Council Tax Band: C**





## Floor Plans

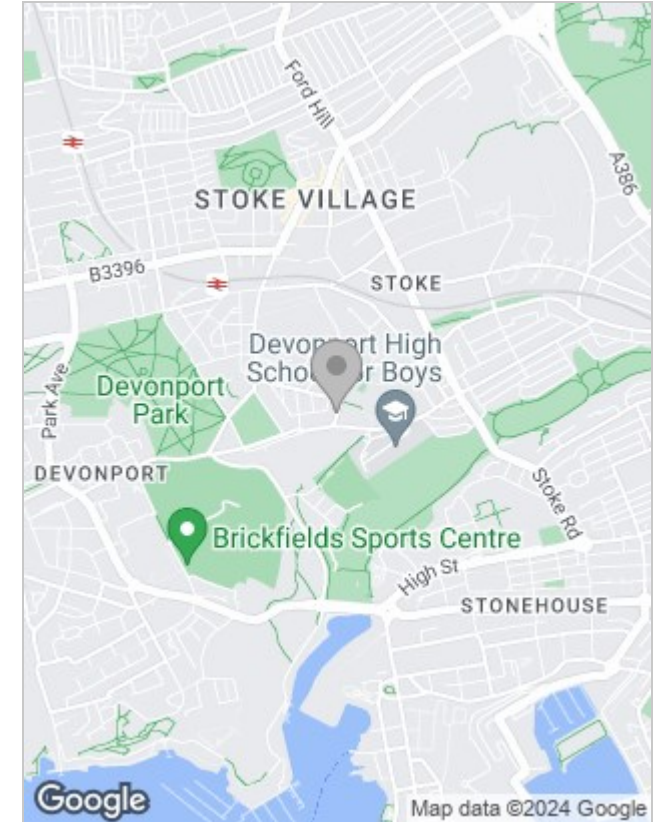


## Viewing

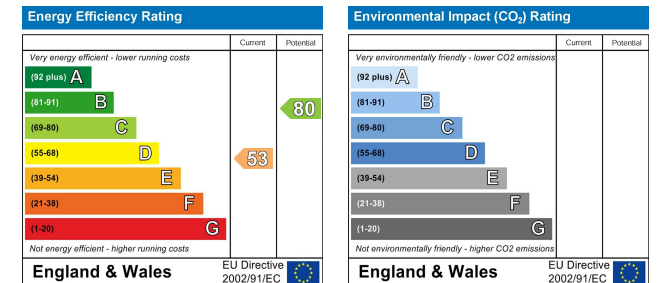
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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