







**DC**  
LANE

SELL • LET • MANAGE

Sutherland Road, Plymouth, PL4 6BW  
£120,000 Leasehold

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£120,000

# Sutherland Road

## Plymouth, PL4 6BW

- First Floor Apartment
- Two Double Bedrooms
- Contemporary Quality Kitchen
- Ideal FTB/Buy To Let
- Off Road Parking
- Exquisitely Presented
- Open Plan Living
- Utility Cupboard
- Elevated Views Front & Rear
- Council Tax Band A

UNEXPECEDLY BACK TO THE MARKET

DC Lane are delighted to present this exquisitely presented apartment situated centrally in Sutherland Road and just a short walk to the city centre, railway station and all amenities and attractions that Plymouth has to offer.

Positioned on the first floor the property comprises of entrance hallway leading through to a tastefully presented open plan reception room with bay window offering green space views and a contemporary quality kitchen with integrated appliances. There are two double bedrooms, the rear bedroom enjoying elevated views across the city roofscape and beyond to Cornwall and are serviced by a modern bathroom with shower over the bath. A useful utility cupboard completes the accommodation of this lovely home perfect for modern living.

The property has been beautifully refurbished throughout, exuding a sense of elegance and style in every corner and would be ideal for first-time buyers or investors wanting to take advantage of such a popular location and an excellent yield. With parking available for one vehicle, you can enjoy the convenience of having your own space in this bustling area. A viewing is highly recommended.



### First Floor

#### Open Plan Living/Kitchen

10'11" x 14'2" (3.34 x 4.34)

#### Bedroom One

8'2" x 14'2" (2.50 x 4.34)

#### Bedroom Two

11'10" x 7'9" (3.61 x 2.38)

#### Bathroom

7'6" x 5'10" (2.30 x 1.80)





## Directions

Head along Mutley Plain/B3250 Turn right onto Ford Park Rd 0.2 mi Turn left onto Beechwood Ave 0.2 mi Continue onto Sutherland Rd and the property is located on the right.

## Scan for Material Information



**Council Tax Band: A**



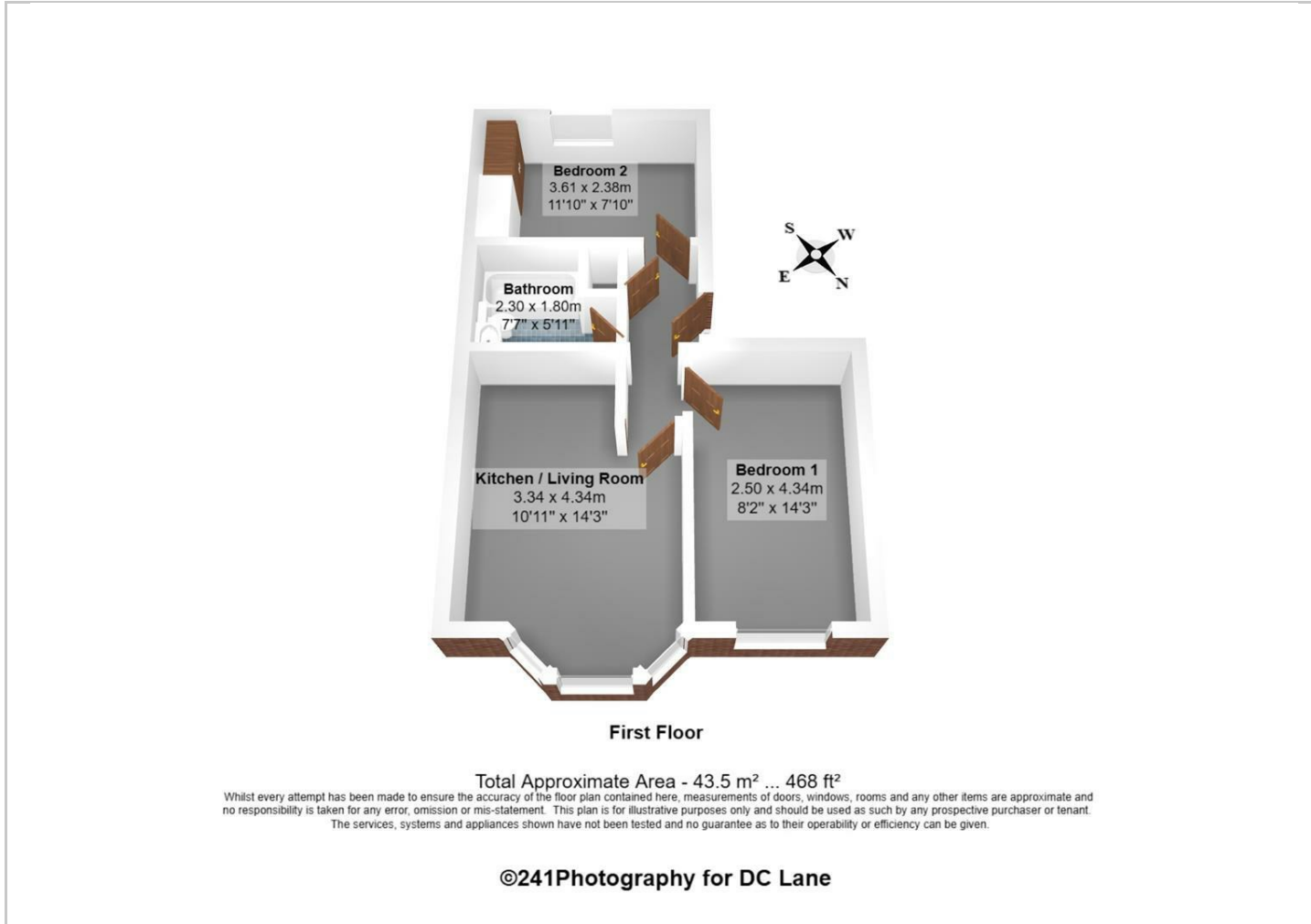


**DONUT**  
WORRY

**MENU**  
**PIZZA**  
NAPOLI  
MARGHERITA  
MOZZARELLA  
PARCHIAMA  
CALZONE  
FUNGHI  
MARRINARA  
**VINO**  
CHANTI CLASSICO  
PINOT NOIR  
PROSECCO ROSATO  
CASTELLO ROMA

**Stan**  
by me

## Floor Plans

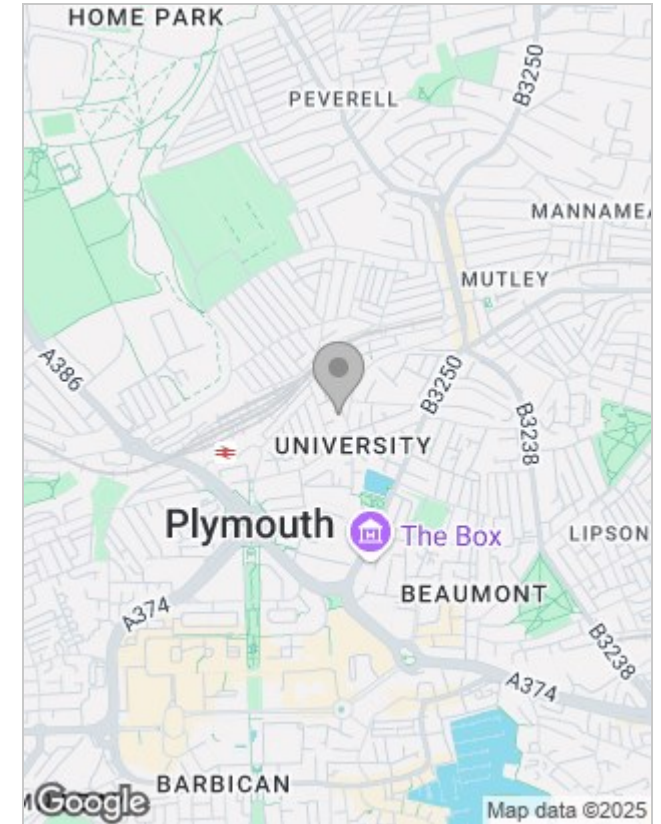


## Viewing

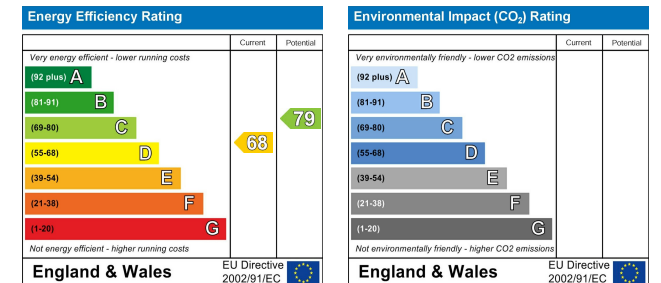
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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