

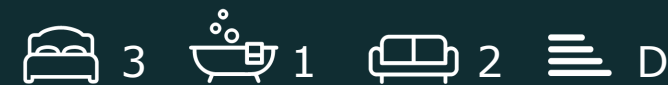
DC  
LANE

SELL • LET • MANAGE



Severn Place, Plymouth, PL3 6JJ

£210,000 Freehold





£210,000

# Severn Place

Plymouth, PL3 6JJ

- Semi Detached Family Home
- Splendid Far Reaching Estuary Views
- Spacious Accommodation
- Tastefully Presented
- No Onward Chain
- Three Bedrooms
- Fully Refurbished Throughout
- Generous Rear Garden
- Ideal FTB/Buy To Let
- Council Tax Band B

IT'S ALL ABOUT THE VIEWS !!!!

DC Lane are thrilled to offer this well presented and spacious semi detached family home located in Efford, boasting far reaching views of the estuary and beyond. Close to amenities and local schooling, with excellent transport links with and access to the A38.

Offering ideal family living and entertaining space, this superb property has been fully refurbished to include new kitchen, bathroom, redecoration and new flooring, flooded with natural light throughout. The wide entrance hallway opens into a lovely lounge and into the well appointed kitchen/diner with an abundance of cabinets and patio doors opening onto the garden. To the first floor there are two double bedrooms and a single, an ideal home working space or nursery, serviced by a beautiful bathroom with shower over the bath. There is a generous enclosed rear garden mainly laid to lawn with pedestrian access and secure storage shed.

We believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment. With no onward chain the enviable views complete the appeal of this beautiful home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge 12'7" x 13'2" (3.86 x 4.03)

Kitchen 9'8" x 10'3" (2.95 x 3.13)

Dining Room 8'11" x 10'3" (2.73 x 3.13)

## First Floor

Bedroom One 11'3" x 13'3" (3.43 x 4.06)

Bedroom Two 11'3" x 10'2" (3.43 x 3.10)

Bedroom Three 8'3" x 8'2" (2.54 x 2.49)

Bathroom 7'4" x 8'1" (2.25 x 2.48)





### **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 Severn Place 0.3 mi and the property can be found on the left.

**Council Tax Band:**





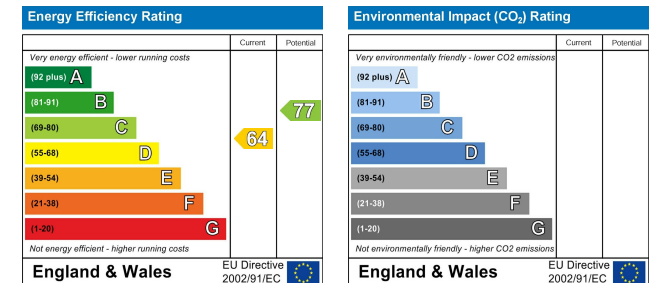
## Floor Plans



## 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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