



**DC**  
LANE

SELL • LET • MANAGE

Lansdowne Road, Plymouth, PL6 5ED  
Offers in excess of £360,000 Freehold

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# Lansdowne Road

## Plymouth, PL6 5ED

- Detached Dormer Bungalow
- Superb Kitchen/Dining Room
- Three Double Bedrooms
- Deceptively Spacious
- Garage
- Crownhill Location
- Two Reception Rooms
- Bathroom & Shower Room
- Front & Rear Gardens
- Council Tax Band C

DC Lane are delighted to present to the market this dormer detached bungalow on a sizeable plot situated in the popular residential area of Crownhill and within walking distance to the local parade of shops, excellent schools and within easy access to the A38 and major routes.

This impressive property offers entrance hallway, lounge with bay window and feature fireplace, a magnificent kitchen/dining room with an island and an abundance of modern gloss cabinets and french doors opening to the garden. There is also a utility cupboard for the washing machine. A second reception room leads from the kitchen which could be utilised as a snug, home office or even a fourth bedroom. Bedroom Three and bathroom with shower over the bath completes the ground floor accommodation. Stairs rise to the master bedroom that spans the width of the first floor with elevated views of the area. A further double bedroom offers built in wardrobes and velux window and a shower room also features a velux window. The accommodation is well proportioned throughout and full of natural light.

The garden wraps around the property and is mainly laid to lawn with a decked terrace leading from the property. There is storage to the side of the bungalow, a stone storage shed and the added benefit of a garage. The enviable location completes the appeal of this deceptively spacious bungalow and a viewing is highly recommended.

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           | 11'11" x 14'9" (3.64 x 4.52) |
| Kitchen/Diner    | 18'1" x 15'7" (5.52 x 4.76)  |
| Second Reception | 10'4" x 11'7" (3.16 x 3.55)  |
| Bedroom Three    | 12'6" x 14'9" (3.82 x 4.52)  |
| Bathroom         | 6'10" x 7'7" (2.09 x 2.33)   |
| First Floor      |                              |
| Bedroom One      | 22'0" x 12'6" (6.73 x 3.83)  |
| Bedroom Two      | 11'1" x 15'6" (3.40 x 4.73)  |
| Shower Room      | 6'3" x 8'3" (1.91 x 2.52)    |
| External         |                              |
| Garage           | 14'1" x 8'2" (4.31 x 2.49)   |





## Directions

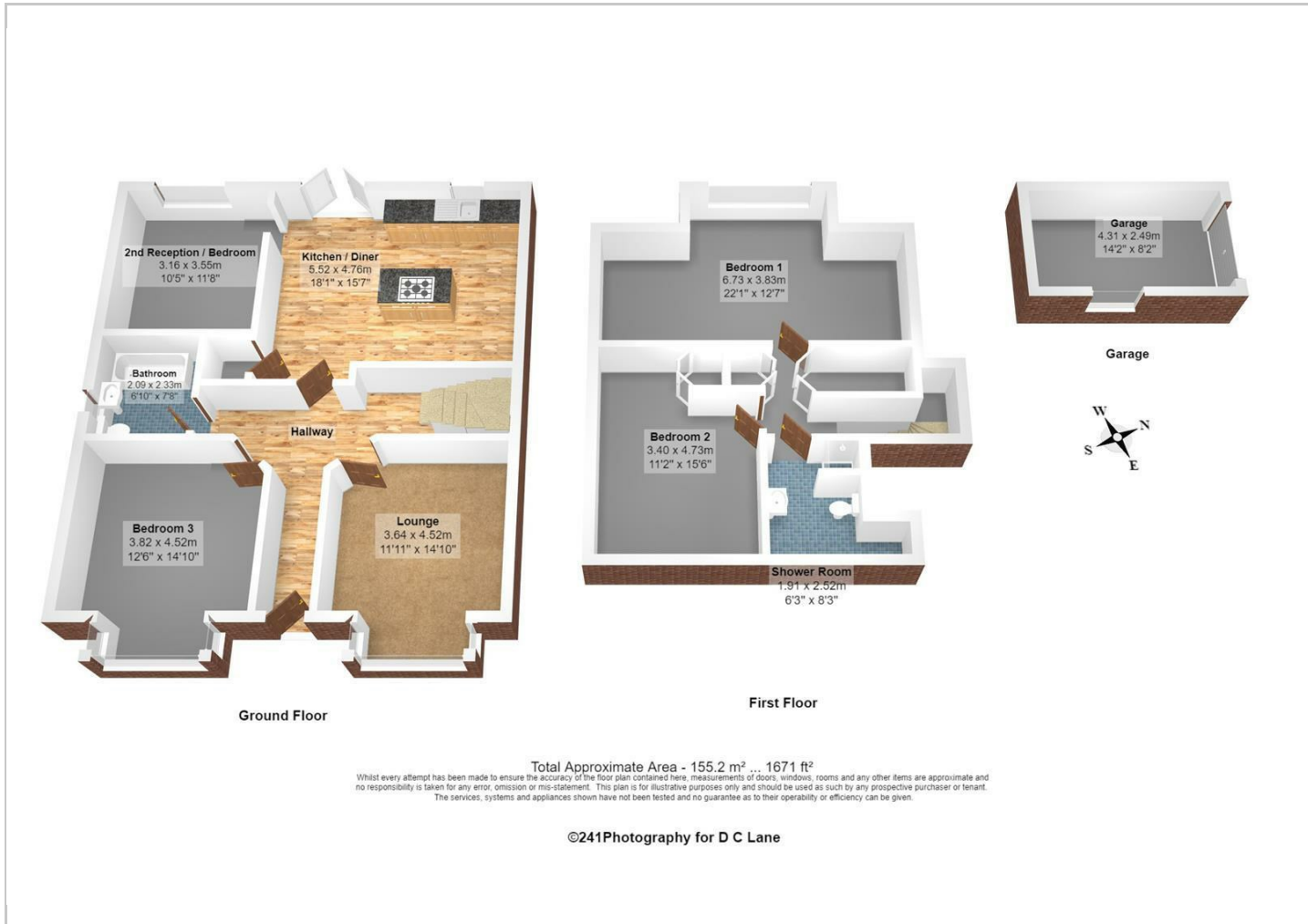
At Manadon Roundabout, take the 4th exit onto the A386 slip road Tavistock/Airport/Derriford/Southway/Belliver/Estover 0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.7 mi Slight right 0.1 mi Continue onto William Prance Rd 0.3 mi At the roundabout, take the 4th exit and stay on William Prance Rd 0.3 mi Turn left onto Tavistock Rd/A386 0.2 mi Turn left onto Charlton Rd 381 ft Turn right onto Lansdowne Rd and the property is on the right.

**Council Tax Band: C**

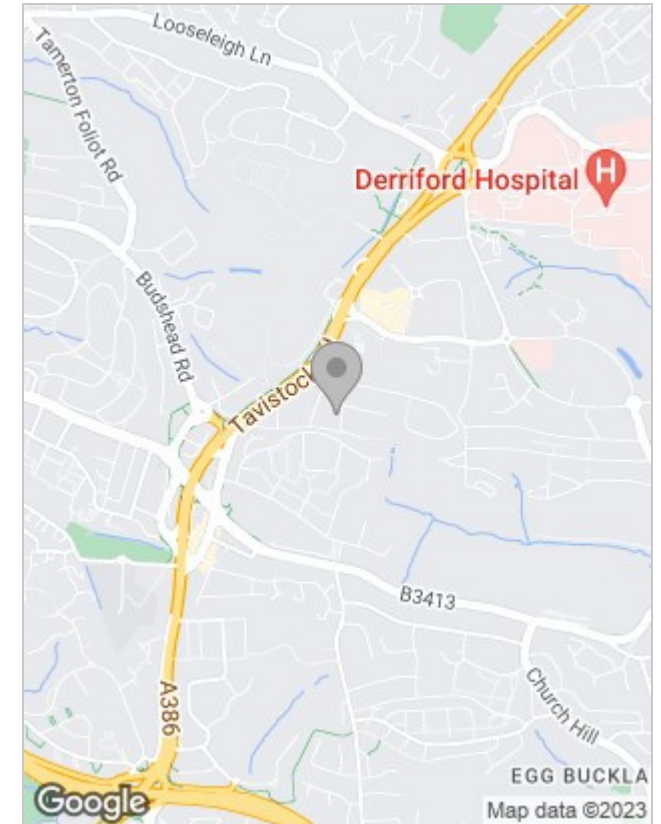




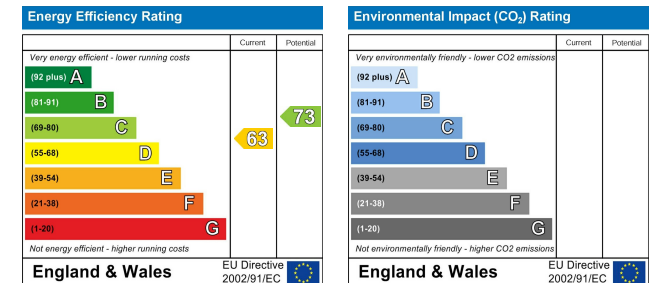
## Floor Plans



## 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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