



**DC**  
LANE

SELL • LET • MANAGE

94 Clittaford Road, Plymouth, PL6 6DR  
£150,000

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£150,000

# 94 Clittaford Road

Plymouth, PL6 6DR

- End Terrace House
- Southway Location
- Dual Aspect Sitting Room
- Utility Area
- Must Be Viewed
- Three Bedrooms
- Front & Rear Gardens
- Spacious Kitchen/Diner
- Immaculately Presented
- Ideal First Time Buy

DC Lane are delighted to bring to the market this beautifully presented end of terrace house offering versatile family accommodation or working from home space.

This lovely home comprises of entrance lobby with doors into a dual aspect lounge/diner and a spacious kitchen breakfast room with useful utility area on the ground floor. To the first floor there is a spacious landing with access to three bedrooms ( double & 2 singles ) and a family bathroom.

Garden access from the kitchen leads to a decked terrace and lawn, a lovely space to relax or entertain. The front of the house is set back from the road with large lawned garden, ample on street parking available and far reaching views of the local area.

Situated in the much sought after Southway suburb with a parade of shops just a short stroll away, popular for its schools and close proximity to Derriford Hospital, Superstore and Dartmoor National Park.

A true credit to its current owners this impressive property needs to be seen to be fully appreciated. Call DC Lane today on 01752 874242 to arrange a viewing.



## Ground Floor

Sitting Room	10'7" x 15'7" (3.24 x 4.76)
Kitchen/Diner	13'6" x 10'10" (4.14 x 3.32)
Utility Area	4'11" x 4'2" (1.52 x 1.28)

## Fist Floor

Bedroom One	10'9" x 9'10" (3.29 x 3.01)
Bedroom Two	10'7" x 6'11" (3.25 x 2.12)
Bedroom Three	7'6" x 8'1" (2.30 x 2.48)
Family Bathroom	7'6" x 5'2" (2.31 x 1.59)





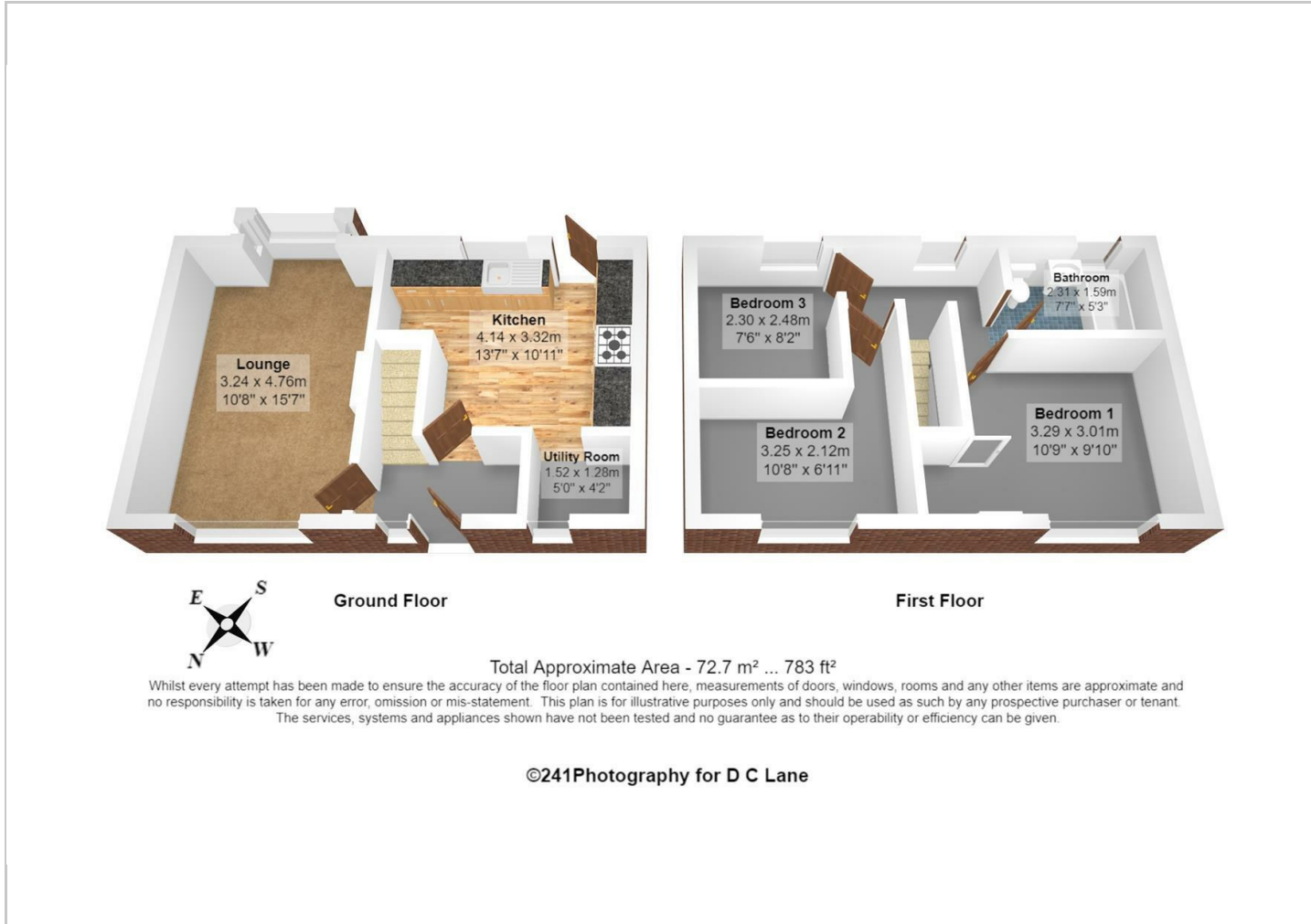
## Directions

From the DC Lane office continue on Mannamead Road for 1.4 mi, at the roundabout take the fourth exit onto the A386. After 0.7 mi bear left onto Budshead Road and at the roundabout take the 2nd exit onto Budshead Road. After 0.3 mi turn right onto Tamerton Foliot Road. Continue for 0.7 mi and then turn right onto Southway Drive. After 0.6 mi turn left onto Clittaford Road, the property can be found on the right after the parade of shops.

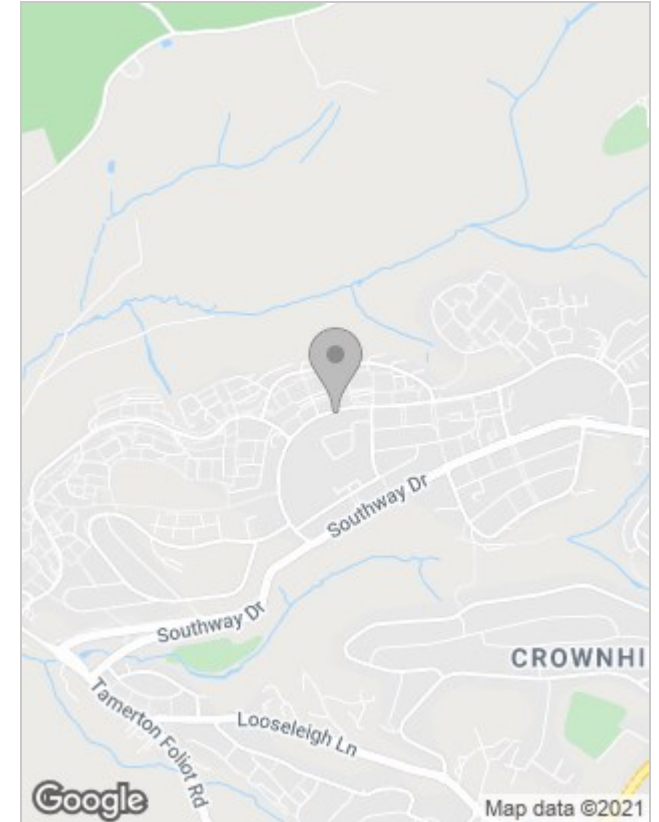




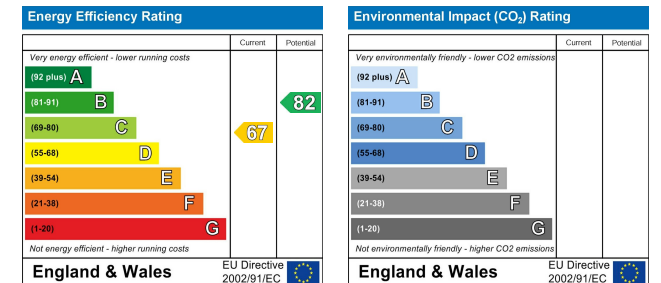
## Floor Plans



## 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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