

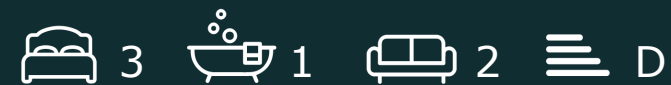


DC  
LANE

SELL • LET • MANAGE

Pike Road, Plymouth, PL3 6HG

Asking Price £190,000 Freehold









# Pike Road

## Plymouth, PL3 6HG

- Three-Bedroom Semi-Detached Home In Efford
- Spacious Lounge With Feature Fireplace
- Separate Dining Room And Kitchen
- Generous Rear Garden With Great Potential
- No Onward Chain
- Quietly Tucked Away Location Accessed Via A Pedestrian Path
- Gas Central Heating and Double Glazed Windows
- Convenient Ground Floor WC
- Requires Some Modernisation Offering Scope To Add Value
- Council Tax Band B

DC Lane are pleased to present this three-bedroom semi-detached home, quietly positioned within the popular residential area of Efford. Tucked away from the main road and accessed via a pedestrian pathway, the property enjoys a peaceful setting while still being conveniently located for local amenities, schools and transport links.

The property offers a traditional layout and is ideal for buyers looking to put their own stamp on a home. Upon entering, you are welcomed into a hallway with stairs rising to the first floor. To the left, the lounge provides a comfortable living space and features a charming fireplace, creating a focal point within the room. To the rear of the property, there is a separate dining room along with a kitchen, which offers direct access out to the garden from the side, adding to the practicality of the home. A useful ground floor WC completes the downstairs accommodation.

Upstairs, the property comprises three bedrooms, including two well-proportioned double rooms and a single bedroom, along with a family bathroom and a handy boiler cupboard located off the landing.

Externally, the property benefits from a generous rear garden, offering plenty of space for outdoor enjoyment and with excellent potential for landscaping or extension, subject to the necessary permissions.

Offered to the market with no onward chain, this property presents a fantastic opportunity for buyers seeking a home with scope to improve in a quiet yet convenient location.



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### Ground Floor

|             |                             |
|-------------|-----------------------------|
| Lounge      | 12'1" x 14'0" (3.69 x 4.27) |
| WC          | 3'0" x 4'10" (0.93 x 1.49 ) |
| Kitchen     | 9'5" x 9'3" (2.88 x 2.84)   |
| Dining Room | 10'0" x 9'3" (3.05 x 2.84)  |

### First Floor

|           |                              |
|-----------|------------------------------|
| Bedroom 1 | 9'10" x 12'11" (3.02 x 3.95) |
| Bedroom 2 | 13'8" x 10'4" (4.17 x 3.16)  |
| Bedroom 3 | 6'3" x 9'9" (1.93 x 2.98)    |
| Bathroom  | 5'9" x 8'0" (1.76 x 2.44)    |



## Directions

Starting from 99 Mutley Plain, head east along Mutley Plain (B3250) away from the city centre, continuing straight as the road becomes Mannamead Road. Follow this road for a short distance before turning right onto Compton Avenue, then continue along as it leads onto Efford Road. Stay on Efford Road, passing through the residential area, and continue straight ahead until you reach Pike Road. Turn onto Pike Road and follow it along until you reach number 115.

**Council Tax Band: B**

## Scan for Material Information

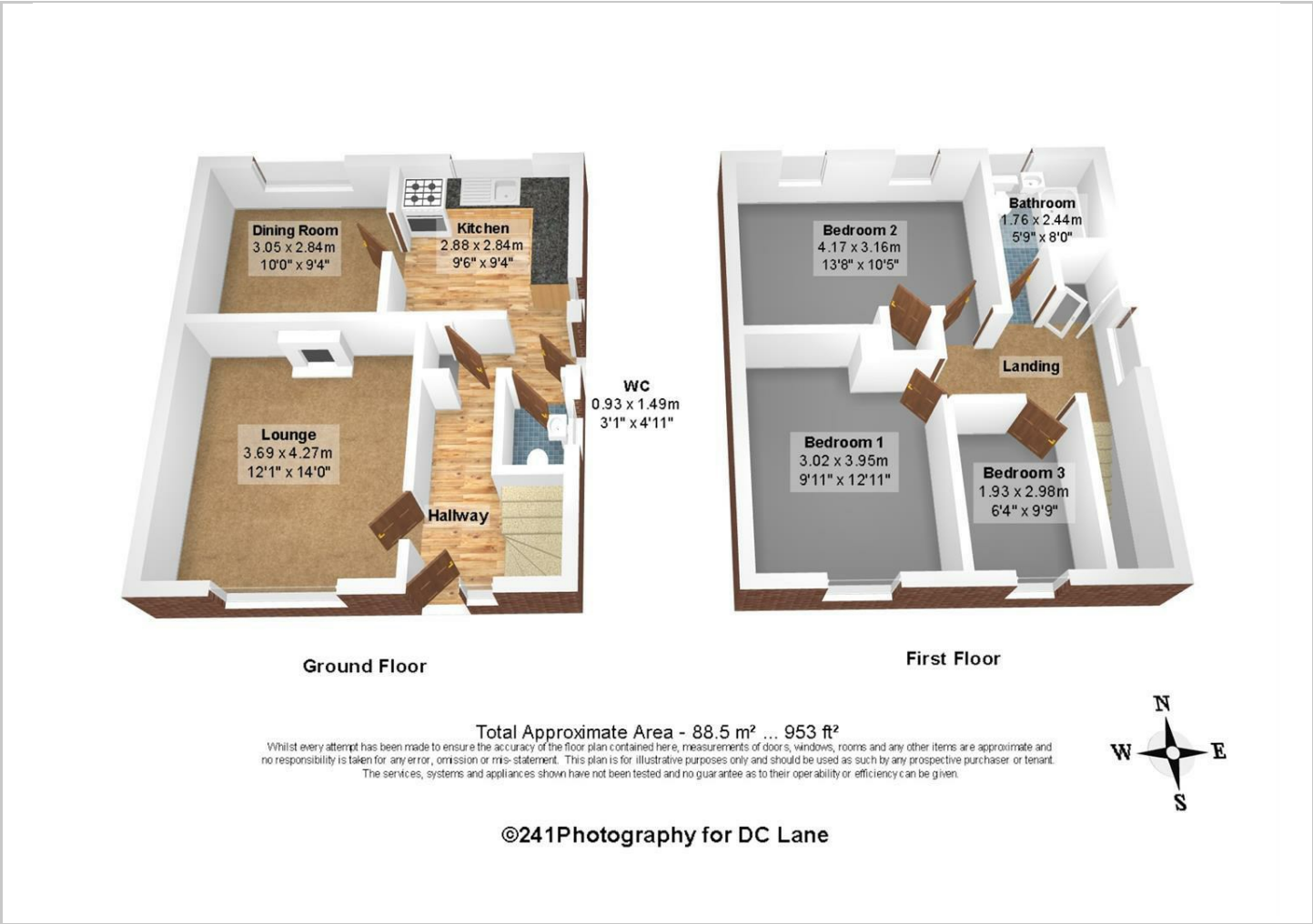




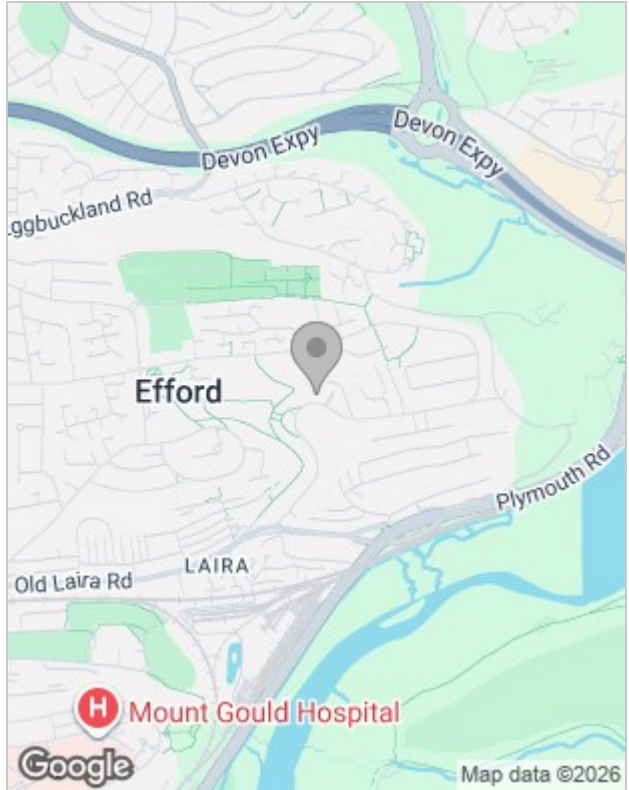




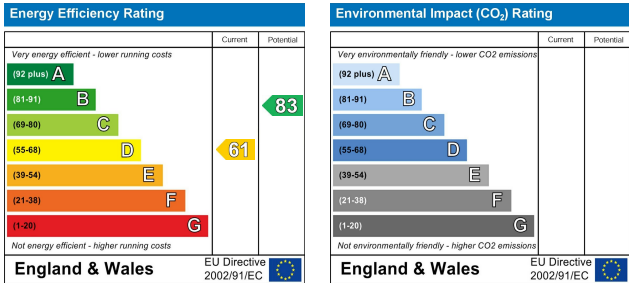
Floor Plans



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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
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