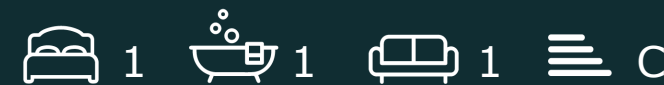


DC  
LANE

SELL • LET • MANAGE



Severn Place, Plymouth, PL3 6JL  
Offers in excess of £100,000 Leasehold





Offers in excess of £100,000

# Severn Place

Plymouth, PL3 6JL

- Fantastic Views of Plymouth Sound
- One Double Bedroom
- Rear Garden
- Some Modernisation Required
- No Onward Chain
- First Floor Maisonette
- Private Entrance
- Modern Shower Room
- Ideal FTB/Buy To Let
- Council Tax Band A

IT'S ALL ABOUT THE VIEWS !!!!

DC Lane are delighted to offer this spacious first floor maisonette located in Efford, boasting far reaching views of the estuary and beyond. The property is close to local amenities, has excellent transport links and easy access to the A38.

Private entrance opens into the hallway with stairs rising to the first floor. The lounge boasts spectacular views out to Plymouth Sound and beyond with the kitchen enjoying the same. The double bedroom has views of the River Plym and there is a newly fitted shower room. There are storage cupboards, gas central heating and double glazing. There is a rear garden mainly laid to lawn with secure storage sheds.

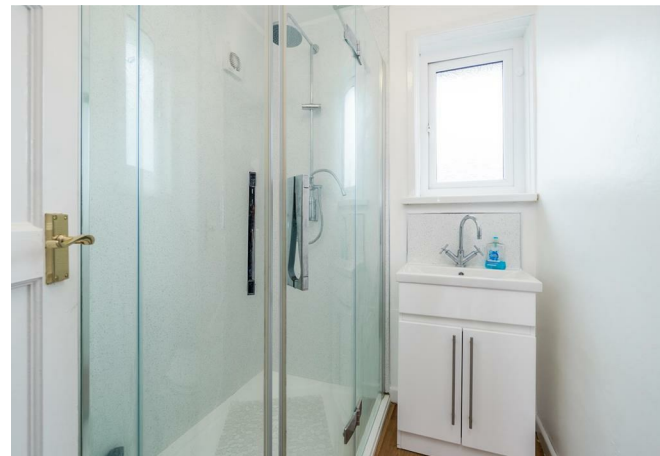
Benefiting from some modernisation this would make an ideal First Time Buy or Buy To Let investment. With no onward chain the enviable views complete the appeal of this superb maisonette.

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)



## First Floor

Lounge	11'8" x 11'11" (3.58 x 3.64)
Kitchen	8'8" x 7'11" (2.66 x 2.42)
Bedroom	11'8" x 10'8" (3.58 x 3.26)
Shower Room	5'6" x 7'0" (1.70 x 2.14)





### **Directions**

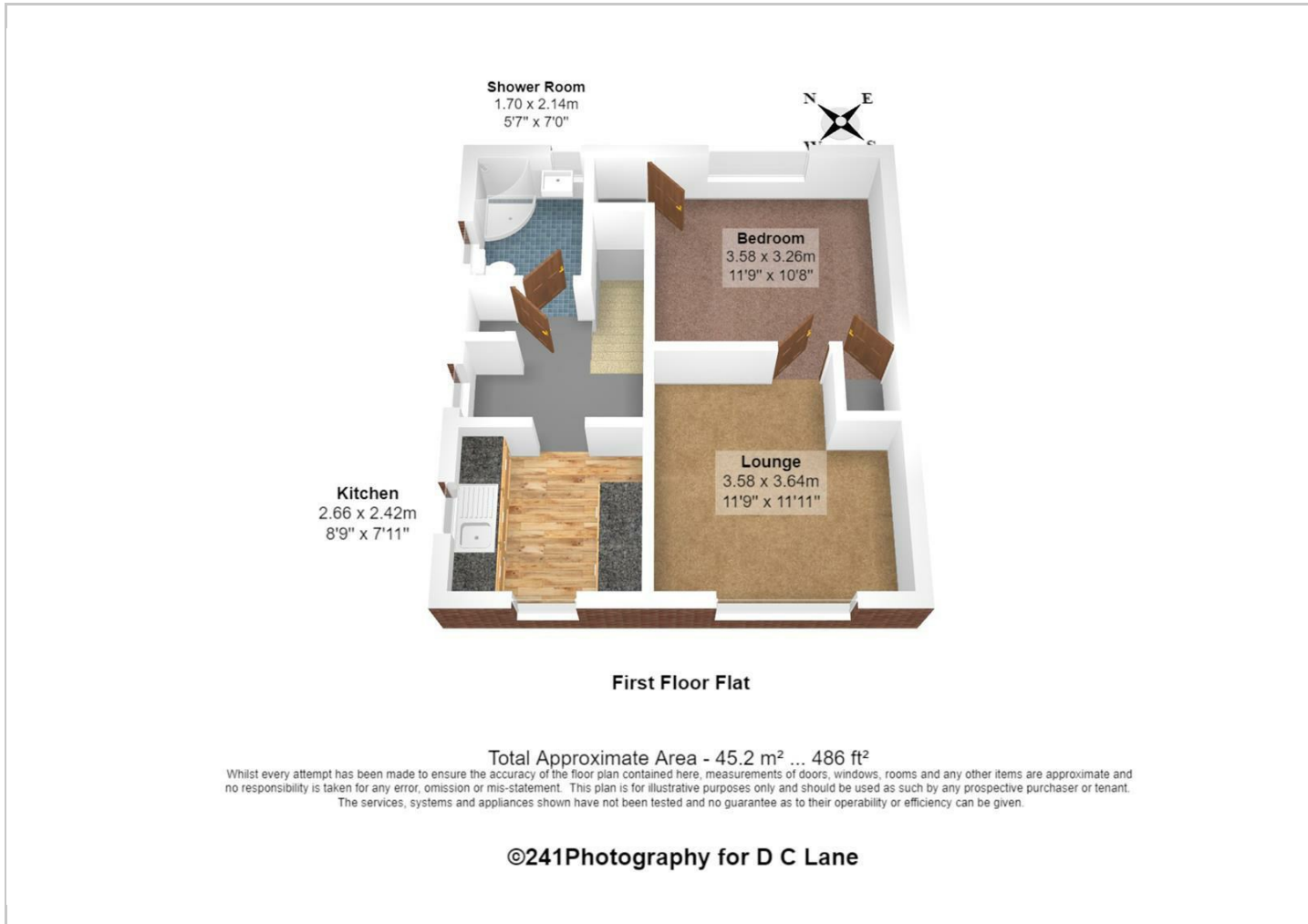
From the DC lane office Head south on Connaught Ave and turn right then 2nd left onto Ashford Rd. Continue along and down to Alexandra Rd Continue to follow B3214 0.8 mi Turn left onto Efford Ln 0.4 mi Continue onto Severn Place 0.3 mi and the property can be found on the left.

**Council Tax Band: A**





## Floor Plans

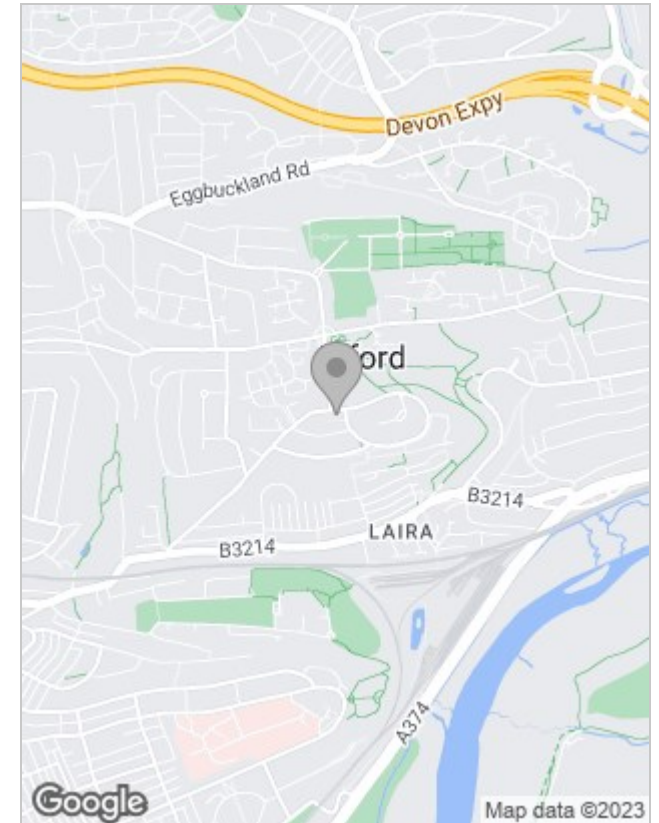


## Viewing

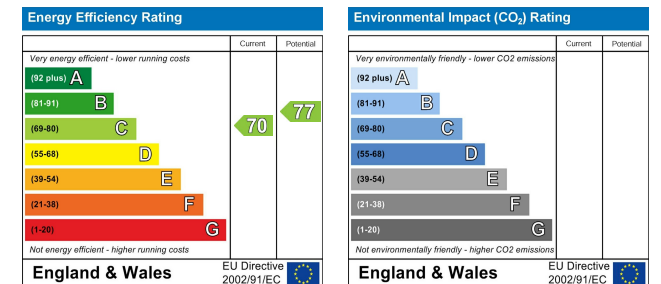
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk