



SELL • LET • MANAGE

Brittany Street, Plymouth, PL1 3FP

£245,000 Leasehold

3 2 1 C



£245,000

# Brittany Street

## Plymouth, PL1 3FP

- Waterside Modern Townhouse
- Phoenix Quay Development
- Arranged Over Three Storeys
- Enclosed Decked Garden
- No Onward Chain
- Three Bedrooms
- Tastefully Presented
- Balcony
- Secure Entry Parking
- Council Tax Band D

DC Lane are delighted to showcase this superb townhouse situated close to the waterfront within Millbay, Plymouth's coastal Quarter. Offering residents the opportunity to enjoy city living and waterside life with just a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars.

This impressive modern property is arranged over three storeys and boasts a tasteful interior throughout. The ground floor features a bedroom with built in wardrobes, cloakroom/wc and a stylish kitchen/diner with an abundance of gloss cabinets and rear garden access. Stairs rise to the first floor opening into the spacious light and airy lounge leading to a balcony whereby views over the communal gardens can be enjoyed. There is a double bedroom and well appointed bathroom to this floor and to the second floor there is a master bedroom with en suite shower room and a walk in wardrobe space.

Externally the rear garden is decked and leads out to the parking space with exterior storage shed. Secure remote controlled gates leading to the parking and communal gardens can be enjoyed by the residents.

With natural light flooding the property throughout and no onward chain a viewing is highly recommended. An enviable property in an enviable location.

Please note the furniture can be sold with the property.



### Ground Floor

Bedroom Three	7'1" x 10'0" (2.16 x 3.06)
Kitchen/Diner	11'3" x 12'7" (3.45 x 3.85)
Cloakroom/WC	5'2" x 3'1" (1.60 x 0.94)

### First Floor

Lounge	11'3" x 10'0" (3.45 x 3.06)
Bedroom Two	11'3" x 9'1" (3.45 x 2.79)
Bathroom	7'0" x 5'8" (2.15 x 1.75)

### Second Floor

Bedroom One	11'3" x 11'8" (3.45 x 3.57)
En Suite	7'4" x 4'0" (2.25 x 1.22)



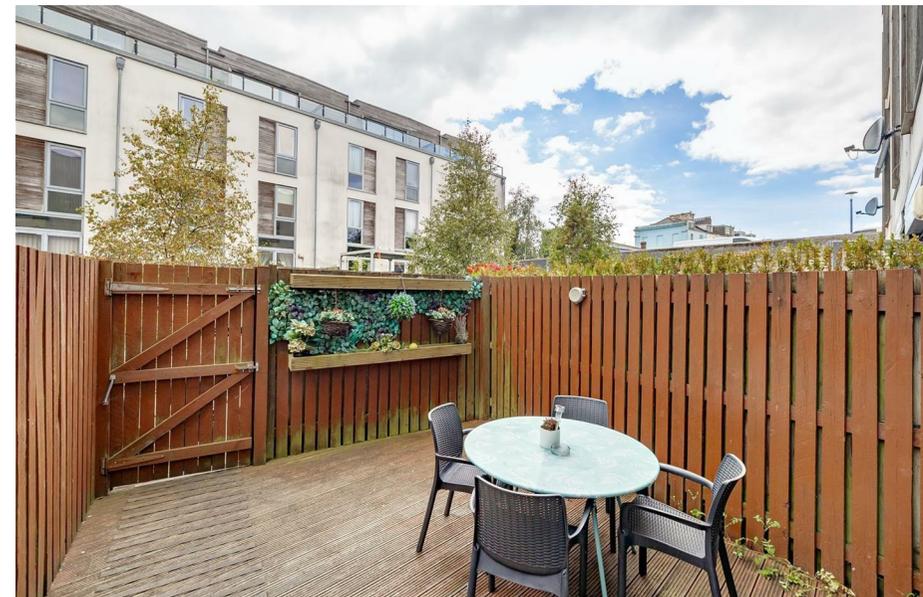


## Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and turn right into Brittany Street, turn left and the property can be found on the left.

**Council Tax Band: D**

## Scan for Material Information

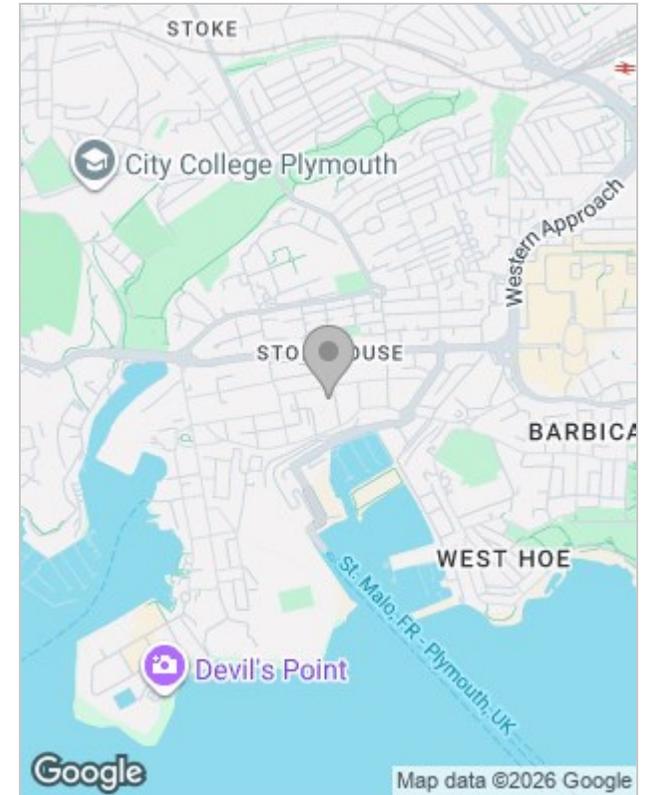




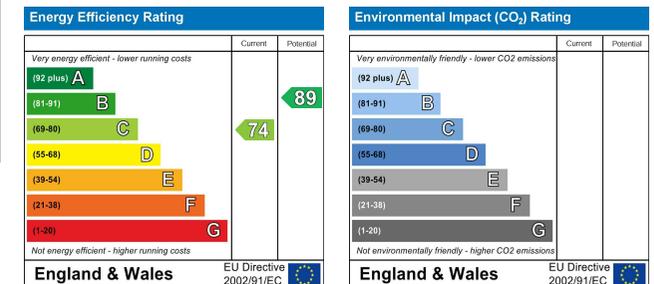
## Floor Plans



## 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.

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