







**DC**  
LANE  
SELL • LET • MANAGE

Frensham Avenue, Plymouth, PL6 7JN

£300,000 Freehold

 3  1  2  D



£300,000

# Frensham Avenue

Plymouth, PL6 7JN

- Semi Detached Family Home
- Glenholt North Plymouth
- Garage With Power
- Driveway For Multiple Vehicles
- Offered With No Onward Chain
- Three Bedrooms
- Generous Reception Room
- Front & Rear Gardens
- Potential To Update
- Council Tax Band D

DC Lane are delighted to present this well proportioned semi-detached property located in the desirable area of Glenholt, North Plymouth with excellent access to Derriford Hospital, major superstores, and the scenic Dartmoor National Park, this home is perfectly positioned for both convenience and lifestyle.

Set within a substantial plot the property benefits from a spacious driveway with ample room for multiple vehicles, a motorhome, or even a boat. A garage with power provides additional storage or workshop potential, complemented by a neatly lawned front garden. The standout feature of this home is the thoughtfully landscaped for low maintenance sun-drenched rear garden, a true suntrap that enjoys sunlight throughout the day in various seating areas, offering the perfect setting for al fresco dining, entertaining, or simply unwinding in complete tranquility.

Internally, the property offers a dual-aspect lounge/diner with sliding patio doors on both sides, allowing for abundant natural light and seamless indoor-outdoor flow. The kitchen provides ample storage with a range of fitted units and a versatile third bedroom could also serve as a study or home office.

To the first floor there are two well-sized double bedrooms, one with built-in wardrobes, alongside a practical storage room. A bathroom, separate WC, and additional built-in storage further enhance the home's functionality.

While the property would benefit from modernisation, it presents an excellent opportunity to create a bespoke family home in a highly convenient location. Offered with no onward chain, this is an ideal choice for buyers looking to personalise their next home and a viewing is highly recommended.



## Ground Floor

Lounge/Dining Room 11'1" x 28'4" (3.40 x 8.66)

Kitchen 9'1" x 9'3" (2.77 x 2.84)

Bedroom Three/Study 9'1" x 6'10" (2.77 x 2.10)

## First Floor

Bedroom One 11'3" x 13'6" (3.45 x 4.14)

Bedroom Two 11'3" x 11'6" (3.45 x 3.52)

Storage Room 8'11" x 4'1" (2.74 x 1.26)

Bathroom 5'4" x 5'6" (1.64 x 1.68)

WC 8'11" x 3'11" (2.74 x 1.20)

External

Garage 8'0" x 16'11" (2.44 x 5.18)



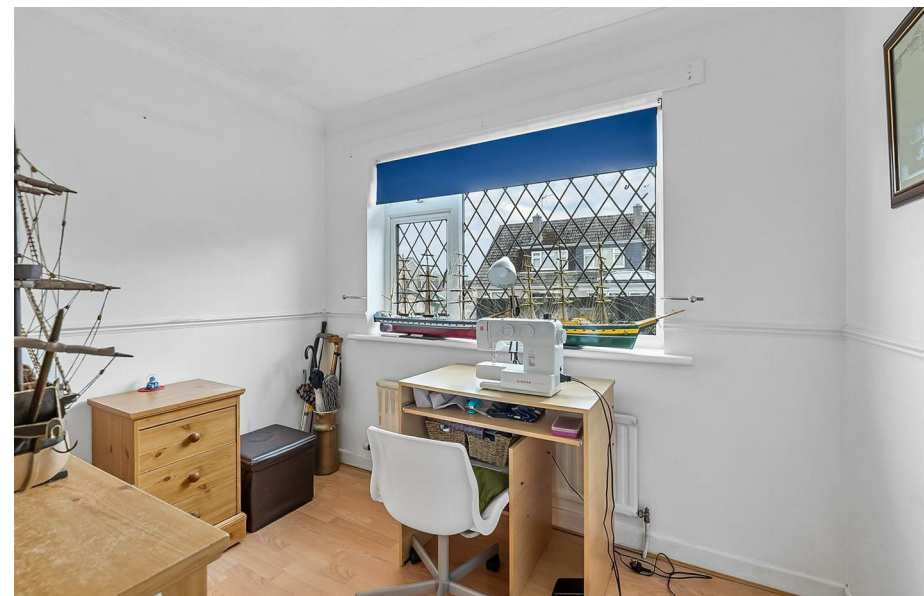


## Directions

From the office turn right onto Mannamead Rd/B32501.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road to Tavistock0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.7 mi Keep left to continue on Tavistock Rd/A386 0.4 mi At Derriford Roundabout, take the 2nd exit onto Tavistock Rd/A386 0.9 mi Slight right towards Morgan Rd 285 ft Continue onto Morgan Rd 0.2 mi At the roundabout, take the 1st exit onto Plymbridge Rd 0.2 mi At the roundabout, take the 2nd exit onto Buena Vista Dr 348 ft Turn left onto Frensham Ave and the property will be on

**Council Tax Band: D**

## Scan for Material Information

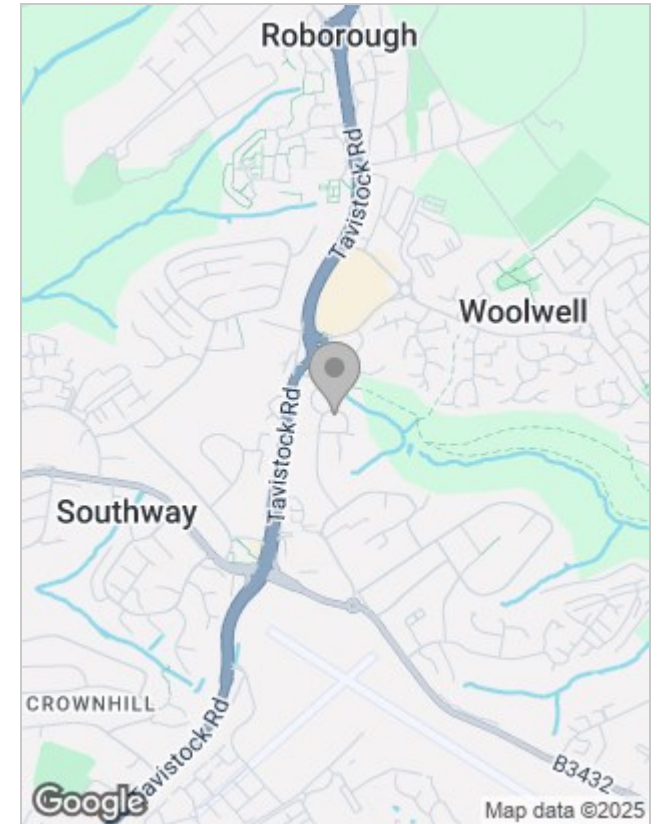




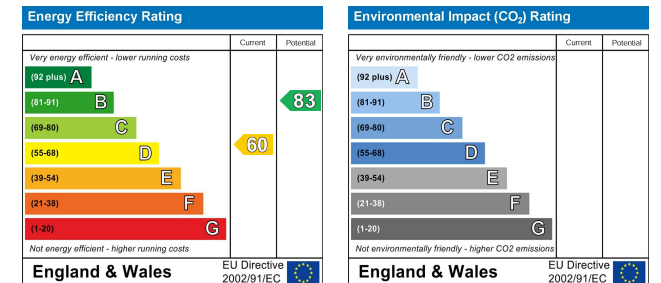
## Floor Plans



## 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.

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