



**DC**  
LANE

SELL • LET • MANAGE

Westbourne Road, Plymouth, PL3 4LJ

Offers Over £310,000 Freehold

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# Westbourne Road

Plymouth, PL3 4LJ

- Mid Terraced Family Home
- Popular Peverell Location
- Brand New Roof
- Loft With Velux Windows
- Rear Courtyard Garden
- Four Bedrooms
- Two Reception Rooms
- Spacious Accommodation
- Woodburner
- Council Tax Band C

\*\*\*\*\* BRAND NEW ROOF \*\*\*\*\*

DC Lane are delighted to present this generous four bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre and within strolling distance of Hyde Park shopping parade, well placed for excellent schooling and moments from the green expanse of Central Park.

With ideal family living and entertaining in mind, entry through the welcoming vestibule opens into a central hallway leading to a well appointed lounge featuring a bay window and feature fire surround. Adjacent lies a versatile dining room or snug, complete with an inviting woodburner and elegant stripped floorboards, the perfect setting for cosy gatherings.

The spacious kitchen, flooded with natural light, offers an abundance of cabinetry and generous work surfaces and direct access to the rear garden. A practical utility room and a convenient cloakroom/WC complete the ground floor accommodation.

Upstairs, the first floor hosts four bedrooms, three doubles and a single, all served by a well presented family bathroom. A pull down ladder provides access to a fully boarded loft, previously enjoyed by the current owners as a craft room, illuminated by dual aspect Velux windows that fill the space with natural light.

Externally, the low maintenance rear courtyard garden provides an ideal setting for al fresco dining and relaxed outdoor entertaining with rear service lane access adding a practical touch of convenience.

The property has also benefited from the recent improvement of a brand new roof offering reassurance for years to come.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike and a viewing is highly recommended to appreciate the space on offer.

Offers Over £310,000



## Ground Floor

|              |                             |
|--------------|-----------------------------|
| Lounge       | 12'2" x 12'8" (3.73 x 3.87) |
| Dining Room  | 9'11" x 13'0" (3.04 x 3.98) |
| Kitchen      | 9'11" x 21'5" (3.04 x 6.54) |
| Utility Room | 6'5" x 3'11" (1.97 x 1.21)  |

## First Floor

|               |                              |
|---------------|------------------------------|
| Bedroom One   | 10'1" x 12'11" (3.09 x 3.95) |
| Bedroom Two   | 9'11" x 14'4" (3.04 x 4.38)  |
| Bedroom Three | 9'11" x 12'9" (3.04 x 3.90)  |
| Bedroom Four  | 5'7" x 12'11" (1.72 x 3.95)  |
| Bathroom      | 6'6" x 6'5" (1.99 x 1.97)    |
| Loft          | 16'0" x 22'0" (4.90 x 6.72)  |





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn left onto Westbourne Road and the property can be found on the right.

## Scan for Material Information

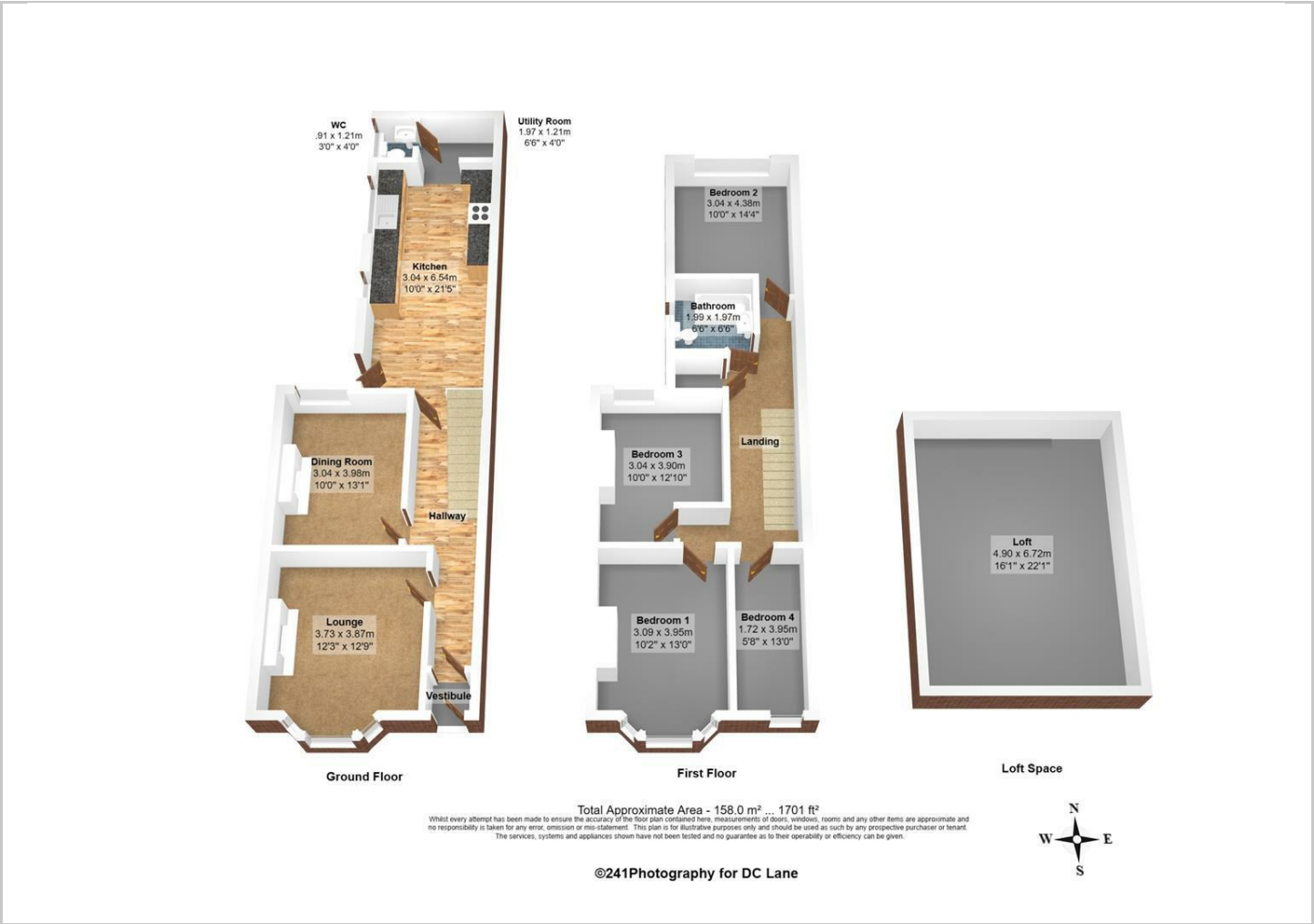


**Council Tax Band: C**





Floor Plans



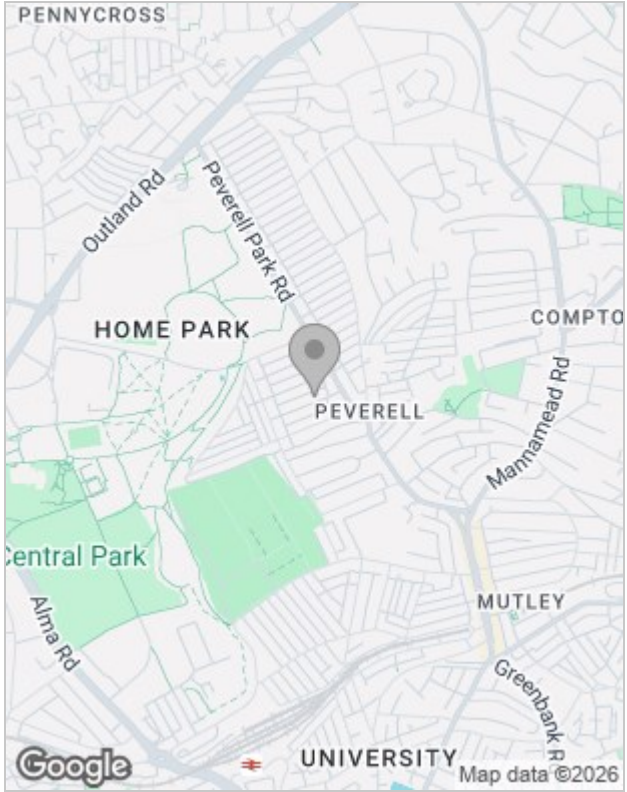
Viewing

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.

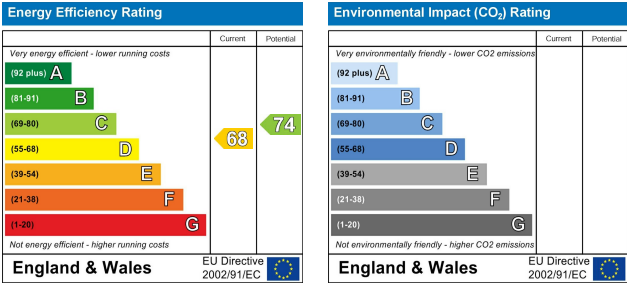
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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.

Location Map



Energy Performance Graph



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