



SELL • LET • MANAGE

Holly Park Drive, Plymouth, PL5 4JS

Offers in excess of £215,000 Freehold

3 1 2 C



Offers in excess of £215,000

# Holly Park Drive

Plymouth, PL5 4JS

- Semi Detached House
- Stunning Views
- Downstairs W.C
- On Street Parking
- Gas Central Heating
- Three Bedrooms
- Local Schools
- Garden
- uPVC Double Glazing
- Council Tax Band C

DC Lane are delighted to present this beautifully presented semi detached house located in the desirable Holly Park area of Plymouth, close to nearby excellent Schooling, nature reserves and within easy access to the A38 and major routes.

The property comprises of entrance porch though to hallway, downstairs w.c., kitchen, lounge and sunroom providing magnificent views of the Tamar estuary. There are three bedrooms, two doubles and a single, with a family bathroom with shower over bath. To the rear is a lovely enclosed garden with side access to the front. The front garden is tiered and enjoys a low maintenance design.

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)



## Ground Floor

Porch	5'6" x 3'10" (1.7 x 1.19)
WC	2'2" x 5'1" (0.68 x 1.55)
Kitchen	7'6" x 9'11" (2.29 x 3.04)
Lounge	16'4" x 13'6" (4.99 x 4.14)
Sun Room	14'1" x 11'9" (4.3 x 3.59)

## First Floor

Bedroom One	9'2" x 12'1" (2.81 x 3.69)
Bedroom Two	8'2" x 11'5" (2.51 x 3.49)
Bedroom Three	7'7" x 6'9" (2.32 x 2.06)
Bathroom	



## Directions

From the A38 Westbound: Take the exit towards St Budeaux/Ernesettle, at the first Roundabout take the 4th exit onto B3413, at the second Roundabout, take the second exit. Turn left onto Budshead Road. At the roundabout, take the 2nd exit and stay on Budshead Road. Turn left onto Milford Lane. Turn left onto Holly Park Drive.

**Council Tax Band: C**





## Floor Plans

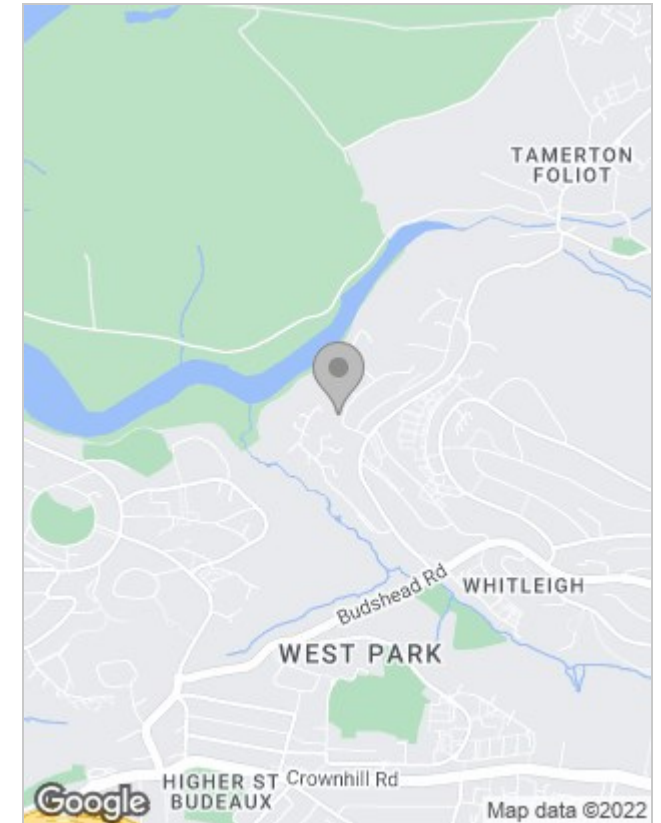


## Viewing

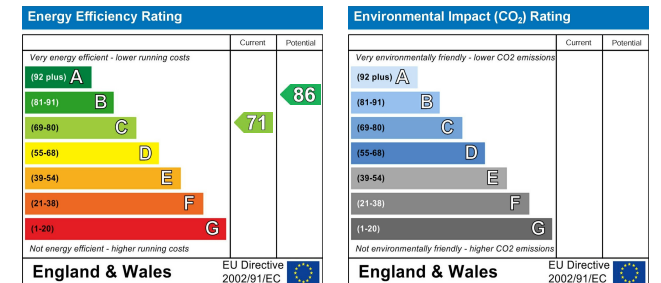
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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