



DC  
LANE

SELL • LET • MANAGE

Dumfries Avenue, Plymouth, PL5 3ST  
£190,000 Freehold





# Dumfries Avenue

## Plymouth, PL5 3ST

- Mid Terraced House
- Crownhill Location
- Spacious Accommodation
- Gas Central Heating
- No Onward Chain
- Two Double Bedrooms
- Generous Rear Garden
- Wet Room
- In Need of Modernisation
- Council Tax Band A

DC Lane are delighted to present this mid terraced property ideally situated in Crownhill within close proximity to local amenities and offers excellent access to all major transport routes.

The home is approached via a lawned front garden, leading into a level entrance hallway. The spacious dual aspect lounge/diner provides a bright and versatile living space, while the kitchen opens into a utility room offering potential to be combined into one large open-plan area, subject to necessary building regulations. The utility room also benefits from doors to both the front and rear, providing convenient access. To the first floor the spacious master bedroom is dual aspect and a further double bedroom are serviced by a wet room.

To the rear, the property boasts a particularly large lawned garden perfect for outdoor entertaining or future landscaping projects.

Although the home would benefit from modernisation, it presents an excellent opportunity to enhance and personalise to your taste and we believe offers the perfect opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. With no onward chain a viewing is highly recommended.

£190,000



### Ground Floor

Lounge/Diner 10'7" x 15'10" (3.23 x 4.84)

Kitchen 8'8" x 11'2" (2.65 x 3.42)

Utility Room 4'9" x 13'8" (1.47 x 4.18)

### First Floor

Bedroom One 10'6" x 15'10" (3.22 x 4.84)

Bedroom Two 10'8" x 9'9" (3.27 x 2.99)

Wet Room 7'3" x 5'6" (2.22 x 1.69)



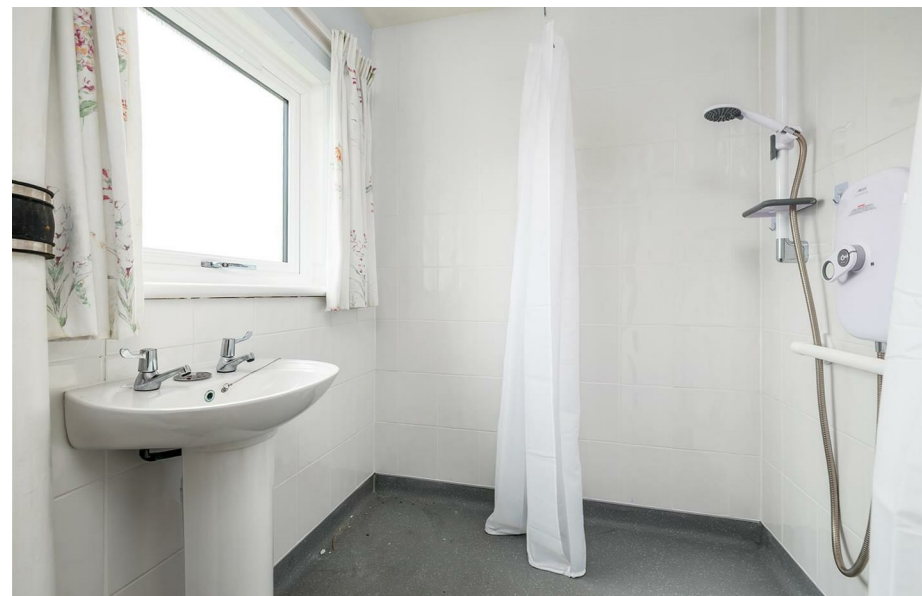


## Directions

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 m Continue to follow A386 0.3 mi Slight left onto Meavy Way 0.2 mi Merge onto Crownhill Rd/B3413 0.4 mi Turn right onto Old Woodlands Rd 92 ft Turn right onto Dumfries Ave the property will be on the right 466 ft

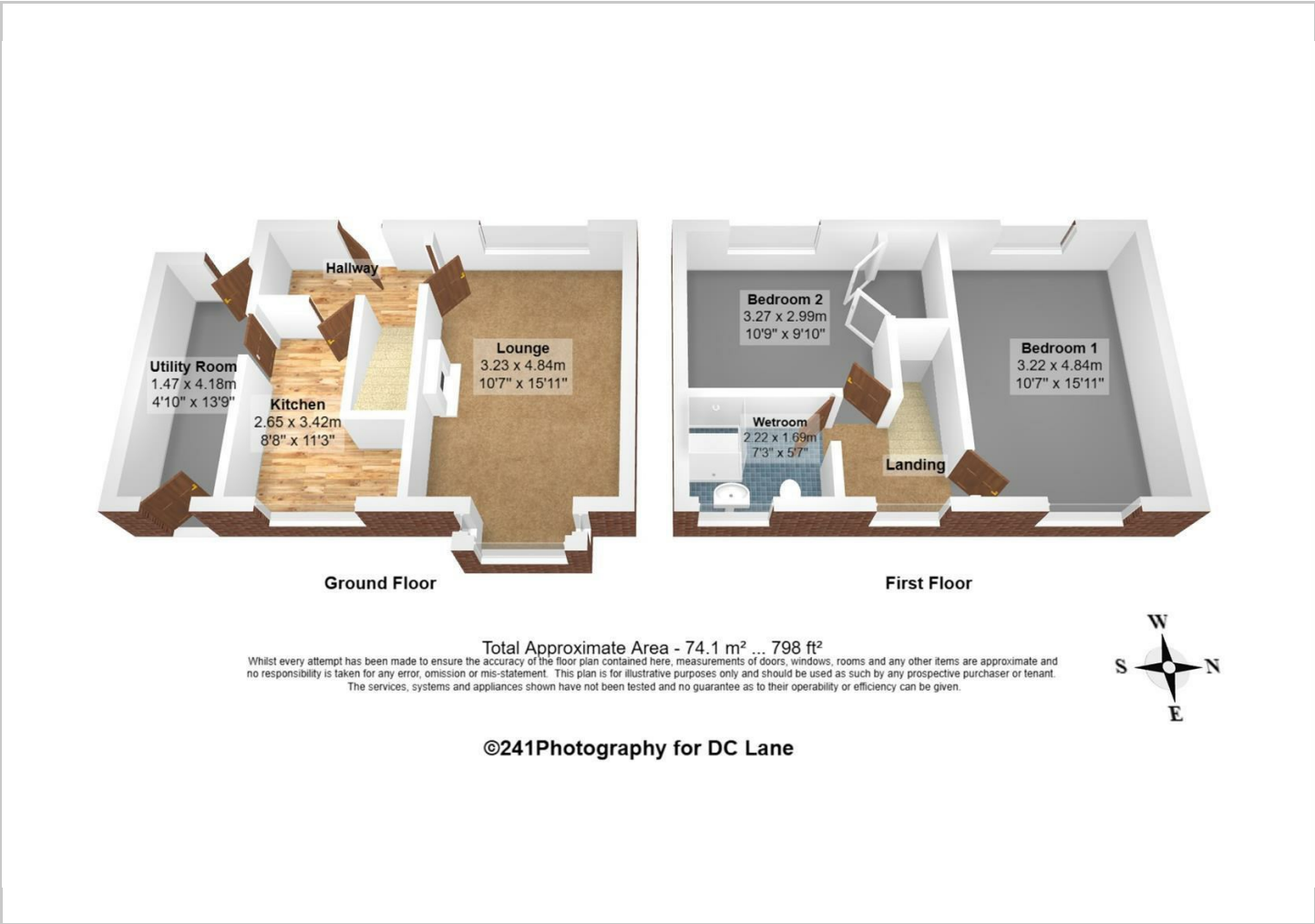
**Council Tax Band: A**

## Scan for Material Information





Floor Plans

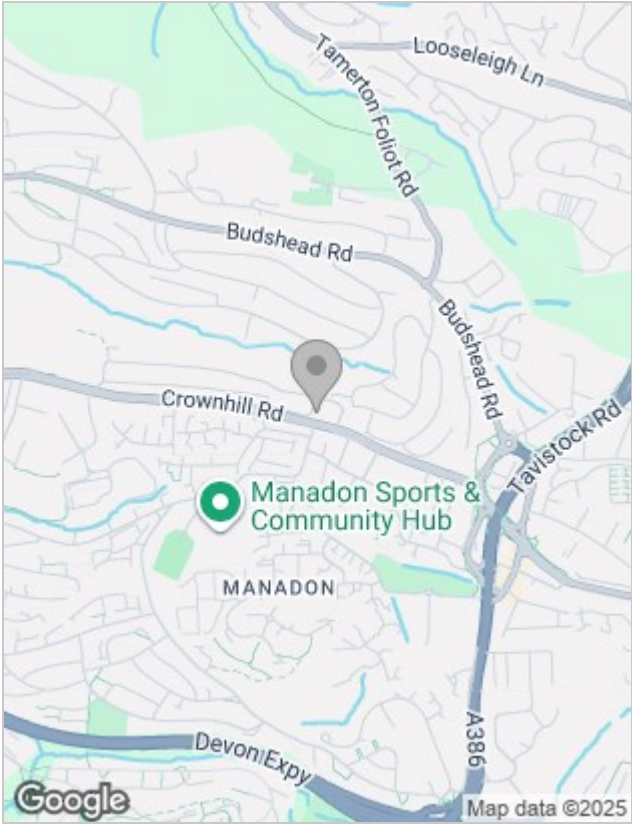


Viewing

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

