



**DC**  
LANE  
SELL • LET • MANAGE

Warwick Orchard Close, Plymouth, PL5 3NZ  
Offers Over £170,000 Freehold

🛏️ 2 🚿 1 🛋️ 1 ☰ C



Offers Over £170,000

# Warwick Orchard Close

Plymouth, PL5 3NZ

- End Terraced Property In A Convenient And Well-Connected Location
- Spacious Open Plan Lounge/Diner
- Family Bathroom With Shower Over Bath
- Parking Available in Near Proximity to the Property
- No Onward Chain
- Two Generous Double Bedrooms
- Kitchen with Direct Access To The Garden
- Enclosed Rear Garden Ideal For Outdoor Use
- Gas Central Heating
- Council Tax Band B

DC Lane are delighted to present this end terraced property, ideally situated in Honicknowle, within close proximity to local amenities, schools and offering convenient access to major transport links.

This well-proportioned home is approached via a communal parking area, providing readily available off-road parking. Upon entering, a useful porch leads into a spacious open plan lounge/diner, creating a bright and versatile living space. To the rear, the kitchen is fitted with a range of cupboards and sink unit, and benefits from double doors opening directly onto the garden, allowing for an abundance of natural light and seamless indoor-outdoor living. The kitchen currently offers a blank canvas for buyers wishing to install their own appliances and personalise the space.

To the first floor, there are two generous double bedrooms, both offering ample space for furnishings. A family bathroom is centrally located and fitted with a bath with shower over, serving both bedrooms.

Externally, the property enjoys an enclosed rear garden, ideal for relaxing or entertaining.

Offered to the market with no onward chain, this property presents an excellent opportunity for first time buyers, investors, or those looking to put their own stamp on a home. A viewing is highly recommended.

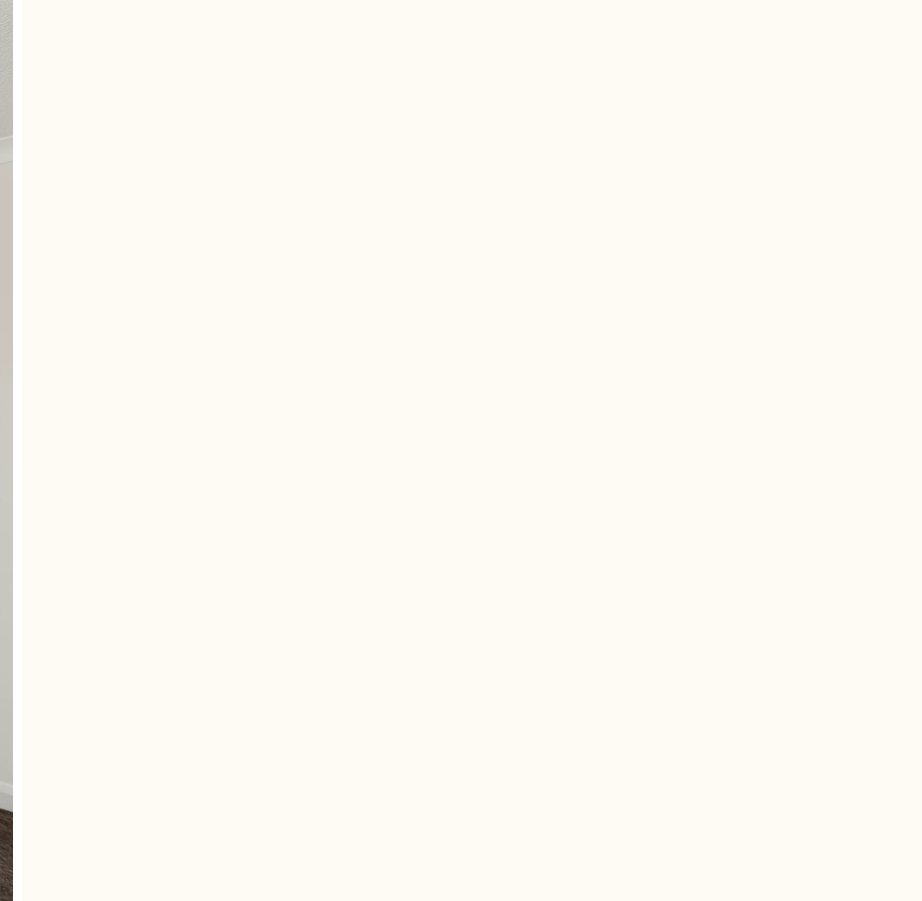


## Ground Floor

Porch	3'7" x 3'4" (1.11 x 1.04)
Lounge/Diner	12'3" x 16'11" (3.75 x 5.17)
Kitchen	12'2" x 7'6" (3.73 x 2.30)

## First Floor

Bedroom 1	12'2" x 8'2" (3.73 x 2.50)
Bedroom 2	12'2" x 7'6" (3.73 x 2.30)
Bathroom	8'6" x 4'10" (2.60 x 1.48)



## Directions

From the office turn left onto Hyde Park Rd and Continue straight onto Weston Park Rd for 0.7 mi. Turn right onto Outland Rd/A386 and Keep right to continue on A386 for 0.9 mi. Take the B3373 exit towards Tamerton Foliot and at the roundabout, take the 2nd exit onto Budshead Rd/B3373 and follow for 1.3 mil turn left into Warwick Avenue and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: B**

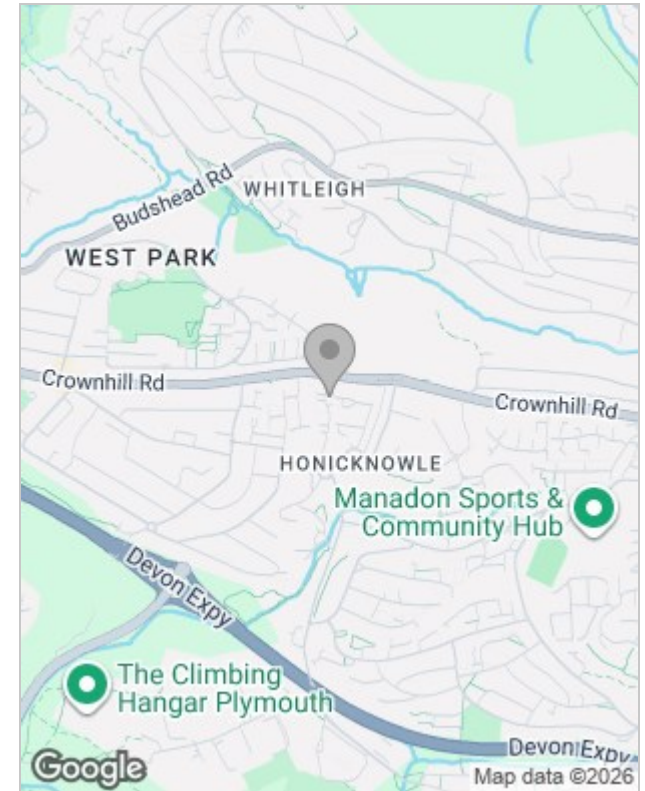




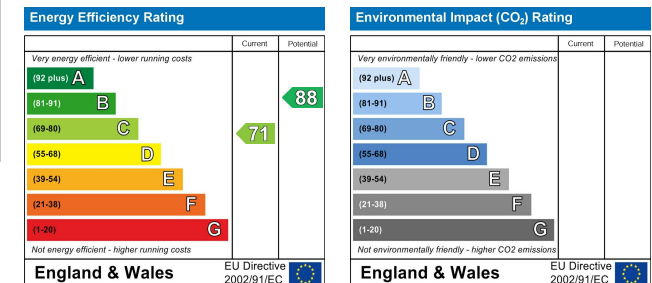
## Floor Plans



## 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.

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