







SELL • LET • MANAGE

Fellowes Place, Plymouth, PL1 5NB  
£140,000 Leasehold - Share of Freehold

 2  1  1  E



£140,000

# Fellowes Place

Plymouth, PL1 5NB

- First & Second Floor Maisonette
- Two Bedrooms
- Private Roof Terrace
- Recently Double Glazing
- Ideal First Time Buy
- Millbridge Location
- Spacious Accommodation
- Well Presented
- Share of Freehold
- Council Tax Band B

DC Lane are delighted to present this well presented two bedroom maisonette centrally located in sought after Millbridge within strolling distance to local amenities, Stoke Village, Victoria Park and just a short walk to the bustling city centre, Plymouth's historic Hoe and the ever popular Royal William Yard

Occupying the first and second floor of a period terraced house the spacious accommodation comprises of hallway, generous kitchen/diner with plentiful space for a large dining table, lounge featuring marble fire surround and single bedroom. Stairs rise to the second floor with master bedroom featuring two velux windows affording elevated views of the local area and built in wardrobes and bathroom with shower over the bath. Both storeys have additional storage cupboards.

Externally the property has a private roof terrace, a lovely space for relaxation or entertaining which the current owners enjoy at every opportunity.

With natural light flooding the property throughout, new double glazed windows installed a year ago and a long lease with share of the freehold we believe this would make an ideal first time buy or Buy to let investment due to the popular location - a viewing is highly recommended.



## First Floor

Lounge 12'11" x 13'1" (3.94 x 4.00)

Kitchen/Diner 12'11" x 13'2" (3.94 x 4.02)

Bedroom Two 6'6" x 9'7" (2.00 x 2.94)

## Second Floor

Master Bedroom 19'3" x 19'2" (5.89 x 5.86)

Bathroom 5'1" x 10'7" (1.57 x 3.23)

External

Roof Terrace 9'4" x 17'3" (2.86 x 5.28)

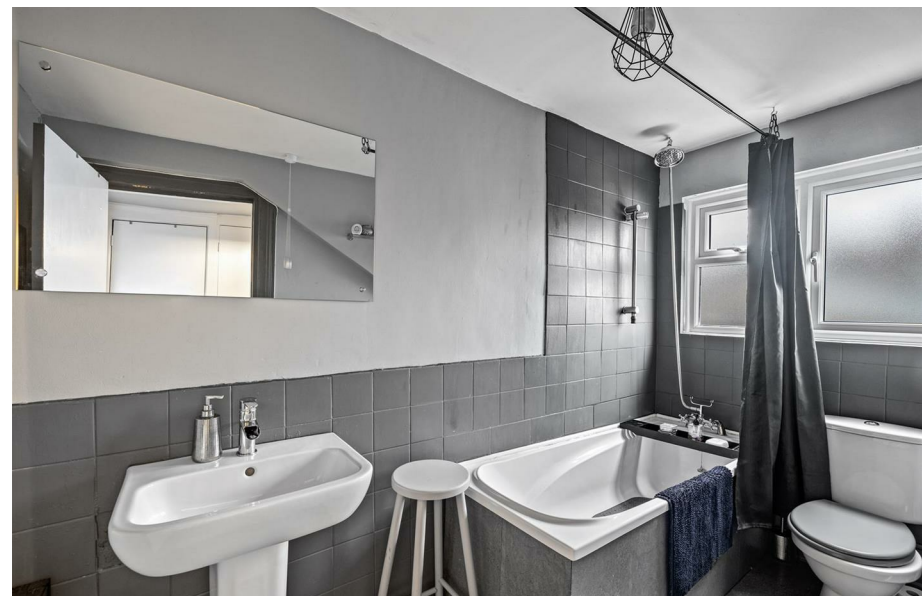




## Directions

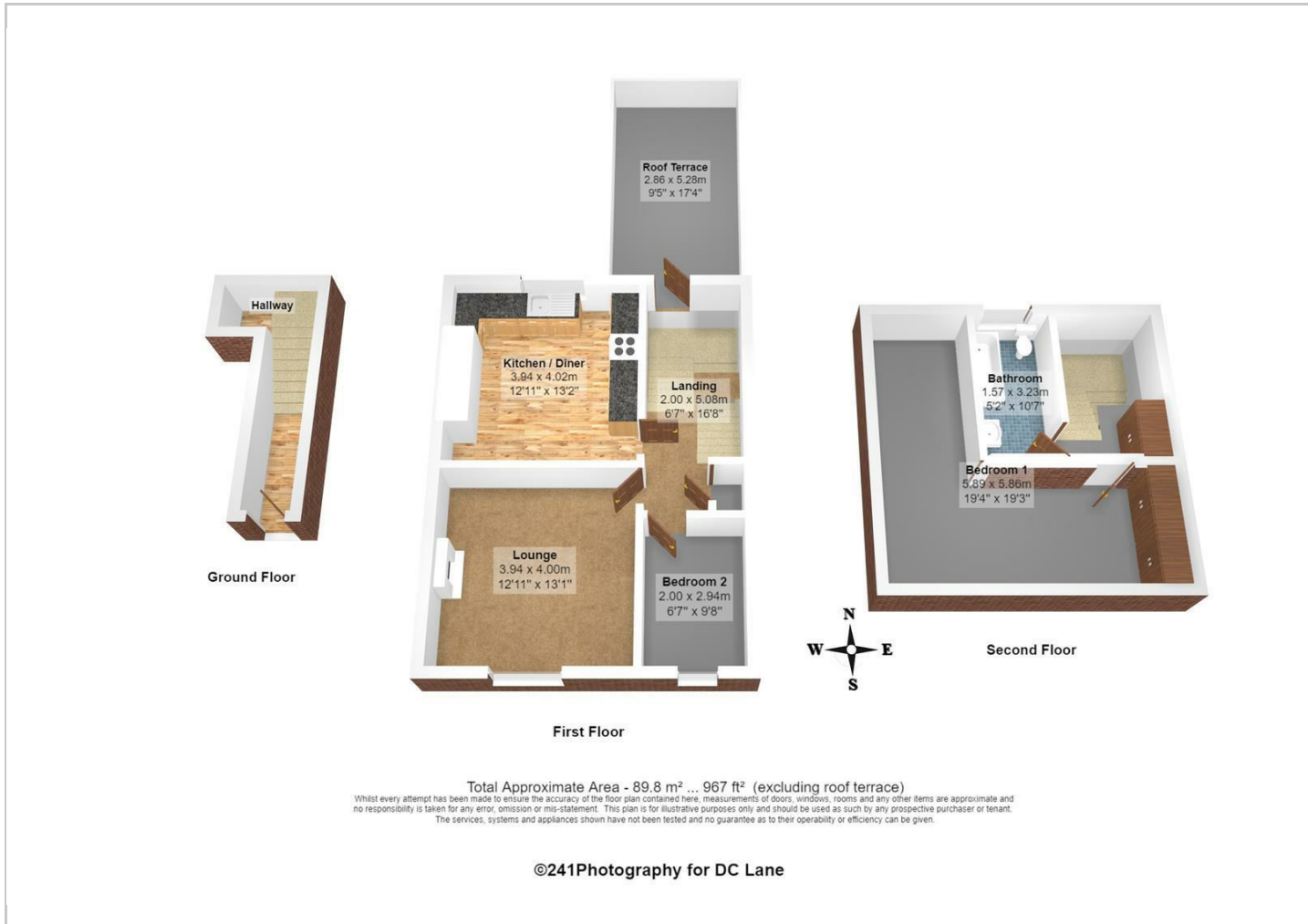
From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Head south-west on Wilton St towards Molesworth Rd 0.2 mi Turn left onto Fellowes Pl and the property is found on the left

**Council Tax Band: B**





## Floor Plans

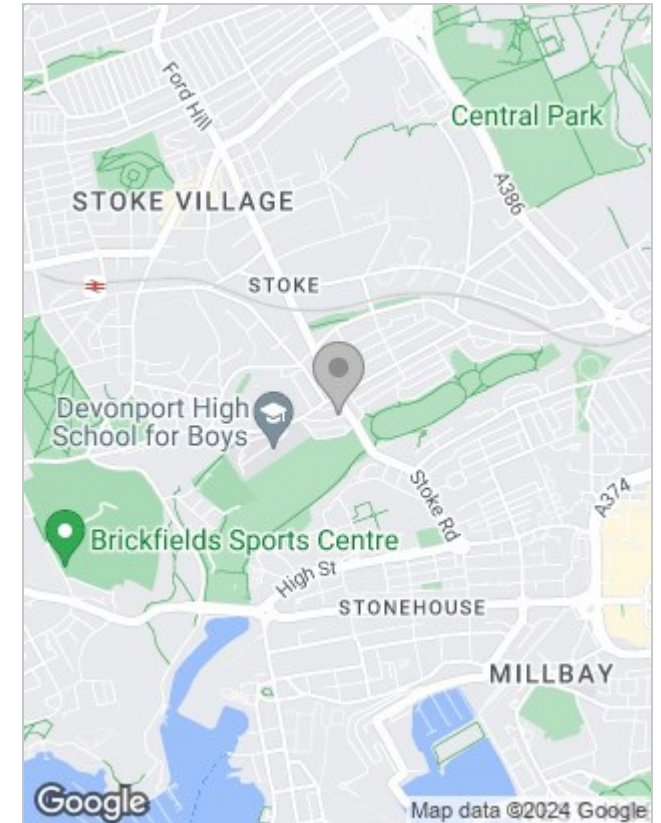


## Viewing

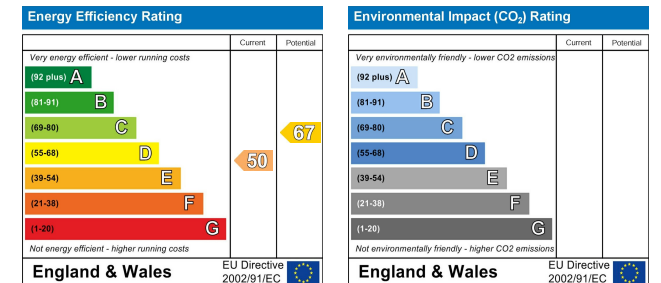
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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