DC LANE

SELL • LET • MANAGE

49 Plymbridge Lane, Plymouth, PL6 8DD

£270,000

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- Modern Family Townhouse
- Three Double Bedrooms
- Beautifully Presented
- Derriford Location
- Open Plan Kitchen/Family Room
- Arranged over Three Storeys
- Private Gated Parking For 2 Cars
- NHBC Warranty
- Two Reception Rooms
- Sought After Development

DC Lane are thrilled to present to the market this immaculate three bedroom townhouse located in the highly regarded Cavanna Homes development in Derriford. Ideally placed for local amenities, it is a short walk to Derriford Hospital and convenient access to major routes in all directions including the City Centre, A38 and north towards Dartmoor and Tavistock.

Offering versatile family living and entertaining areas, this delightful property is arranged over three storeys and boasts natural light throughout. Entry into the hallway leads into the spacious open plan kitchen/dining family room showcasing a well appointed kitchen with breakfast bar, dual aspect allowing light to flood through the room and French doors opening onto the garden. With door to cloakroom/wc this really is the 'hub of the home '

The sitting room on the first floor has a box window bay and full length shutter doors. The master bedroom with fitted wardrobes also benefits from a modern en suite shower room. The second floor presents a further two double bedrooms with storage cupboards and family bathroom.

Externally the rear garden has a patio slabbed area, decked terrace and is enclosed by fence boundaries, a wonderful low maintenance garden for relaxation and entertainment. The parking with two allocated bays is gated and allows private secure rear access to the property.

This spacious family home is beautifully presented and boasts ample storage, owned solar panels, remaining NHBC Warranty and made to measure quality shutters on all of the windows. Currently arranged as three bedrooms the property could easily be utilised as four bedrooms. A viewing is highly recommended, an exceptional property in an enviable location.

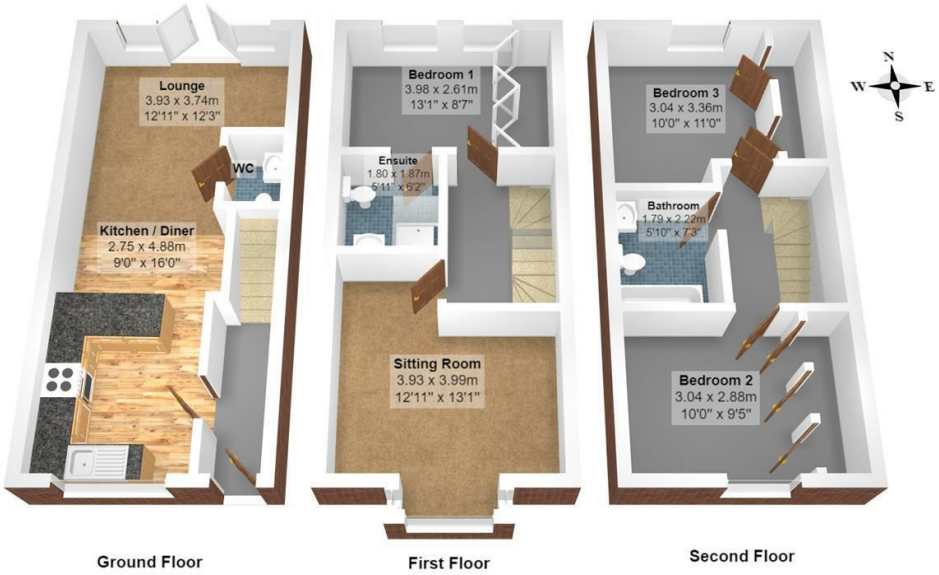
MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click www.dclane.co.uk/priority-pack

Ground Floor	
Lounge	12'10" x 12'3" (3.93 x 3.74)
Kitchen/Diner	9'0" x 16'0" (2.75 x 4.88)
Cloakroom w/c	
First Floor	
Sitting Room	12'10" x 13'1" (3.93 x 3.99)
Master Bedroom	13'0" x 8'6" (3.98 x 2.61)
En-Suite	5'10" x 6'1" (1.80 x 1.87)
Second Floor	
Bedroom Two	9'11" x 9'5" (3.04 x 2.88)
Bedroom Three	9'11" x 11'0" (3.04 x 3.36)
Family Bathroom	5'10" x 7'3" (1.79 x 2.22)

Directions

From the A38 Westbound, come off at Manadon Roundabout taking the fifth exit heading for Derriford Hospital. Continue on Tavistock Road following lane directions for the Hospital. At the roundabout take the Third exit onto Derriford Road. Turn Left onto Plymbridge Lane and take the first left into development and the property can be found on the left.

Floor Plans



Total Approximate Area - 104.5 m² ... 1125 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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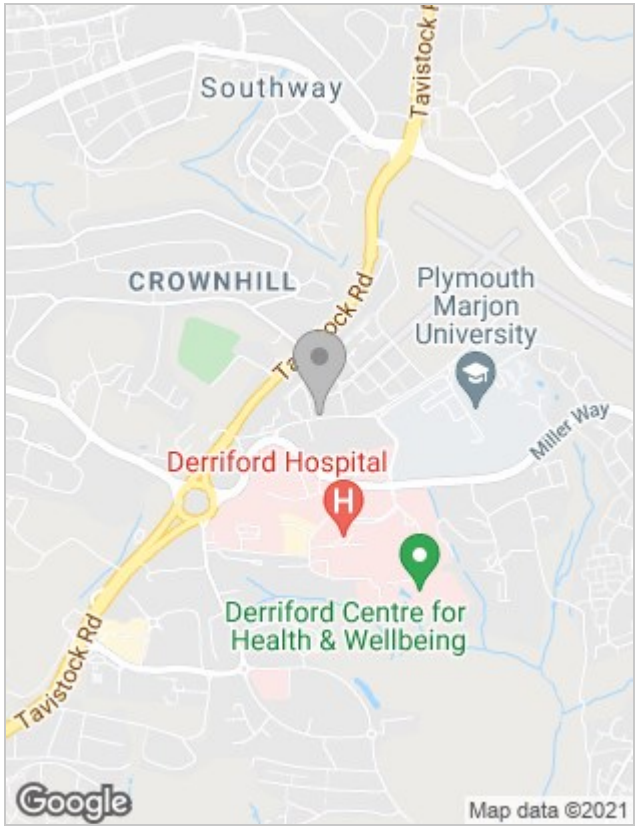
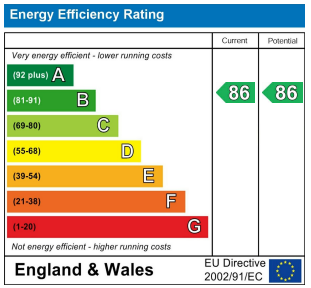
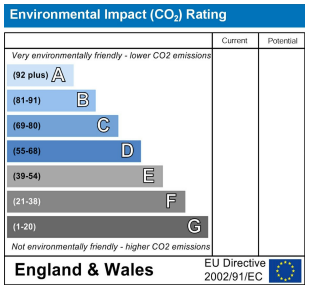
Location Map



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.

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