



**DC**  
LANE  
SELL • LET • MANAGE

Billacombe Road, Plymouth, PL9 7EZ

£130,000 Leasehold

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£130,000

# Billacombe Road

Plymouth, PL9 7EZ

- Ground Floor Apartment
- Modern Purpose Built
- Spacious Light & Airy
- Large Storage Room suitable for bikes
- Front Garden Area
- Plymstock Location
- Double Bedroom & Walk in Wardrobe
- Underfloor Heating
- Allocated Parking Space
- Ideal FTB/Investment

DC Lane are delighted to present an apartment in Blackberry Court, a modern development in the sought after location of Plymstock with local amenities, within walking distance to the local supermarket and easy access to the wonderful beaches of South Hams.

This ground floor flat is particularly spacious, has a light and airy feel throughout and has so much to offer. Storage is in abundance with double storage cupboard in the hallway and a separate storage room within the building large enough to store kayaks and bikes. The double bedroom has a fantastic walk in wardrobe complete with lights and storage rails, bathroom with shower over, kitchen with integrated appliances including washer/dryer and a larger than average sitting/dining room. Warmed by underfloor heating, allocated parking and own private garden area at the front this apartment would suit a single or professional couple who enjoy the convenience of commutable to city for work and close to the beaches for play.

The property is offered with no onward chain and would make an ideal First Time Buy or investment.



## Ground Floor

### Open Plan Lounge/diner

13'0" x 21'4" (3.98 x 6.52)

### Kitchen

6'11" x 10'0" (2.12 x 3.06)

### Bedroom

13'0" x 9'10" (3.98 x 3.00)

### Bathroom

6'11" x 6'7" (2.12 x 2.02)

### External To Flat

### Store

9'0" x 5'8" (2.76 x 1.74)



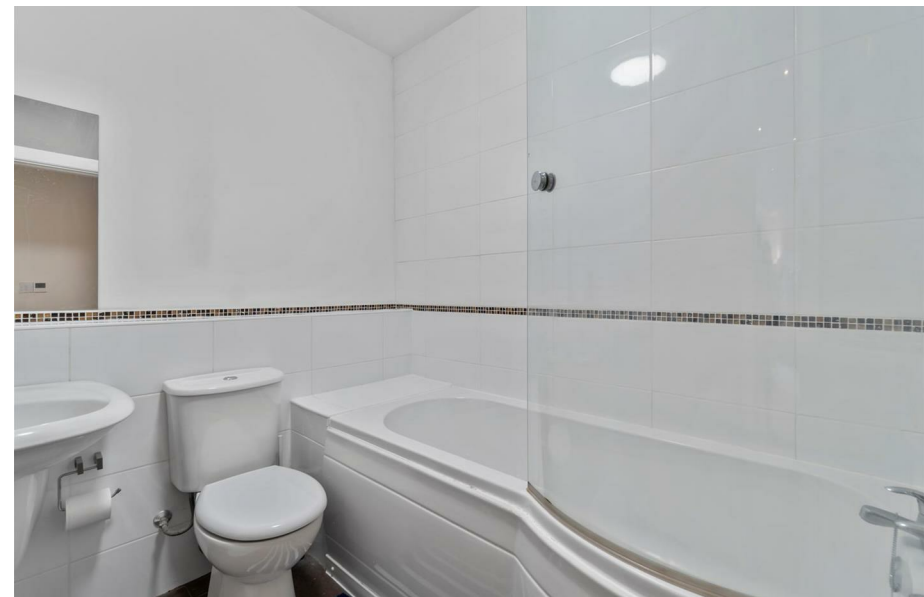




## Directions

Head south on Mutley Plain and continue onto Greenbank Rd/B3238 At the roundabout, take the 1st exit onto Embankment Rd/A374 and after 0.3 mi and take a Slight right onto Laira Bridge Rd/A379 and continue on A379. At the roundabout, take the 2nd exit onto Billacombe Rd/A379 and after 0.5 mi Make a U-turn and Slight left onto Billacombe Rd, follow along this slip road and the development can be found on the left.

## Council Tax Band:

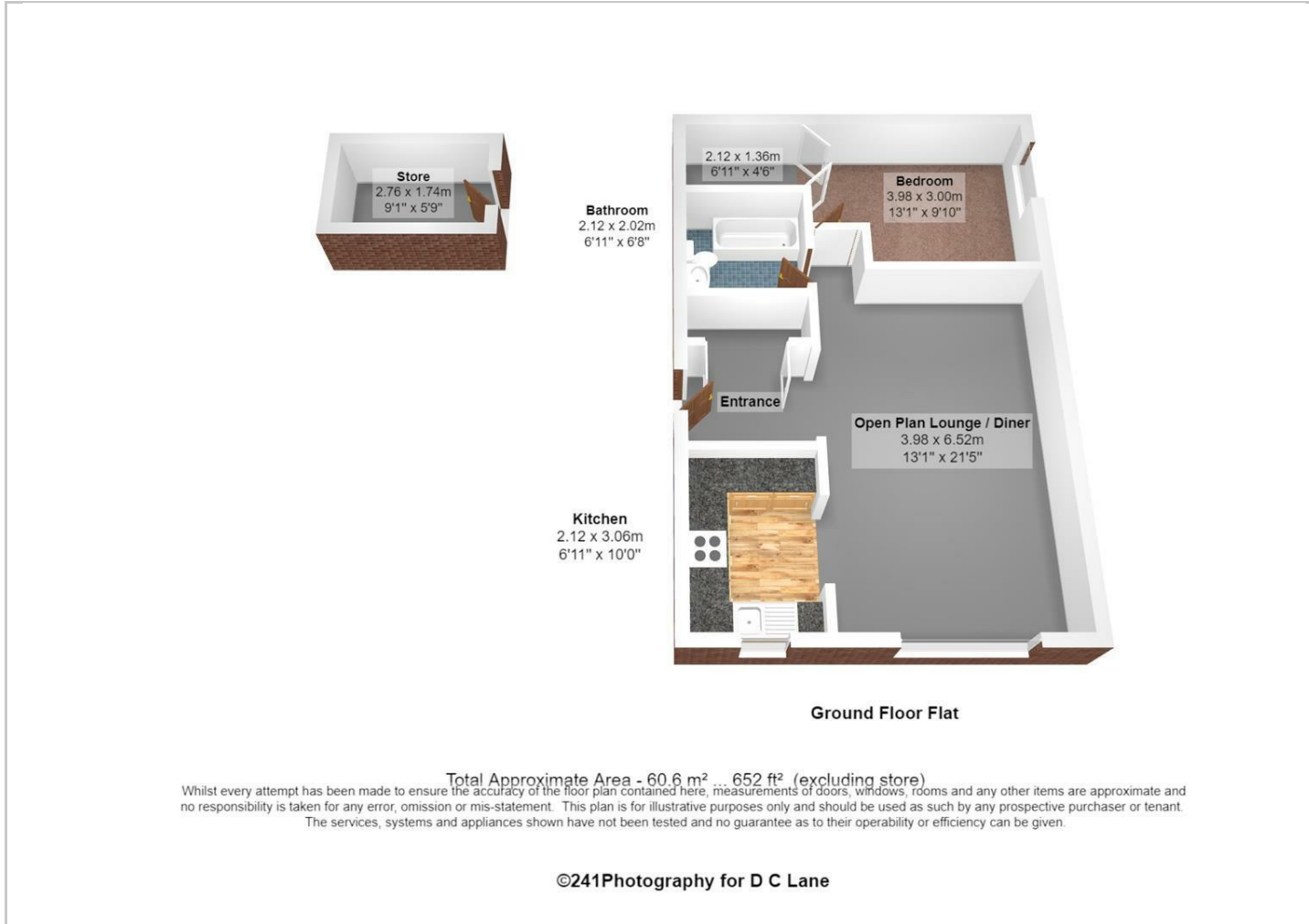




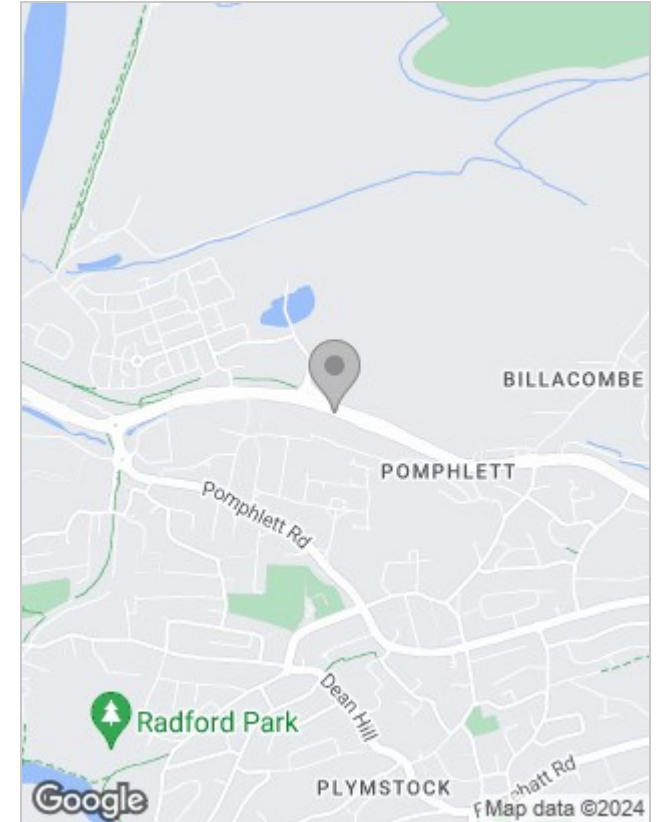




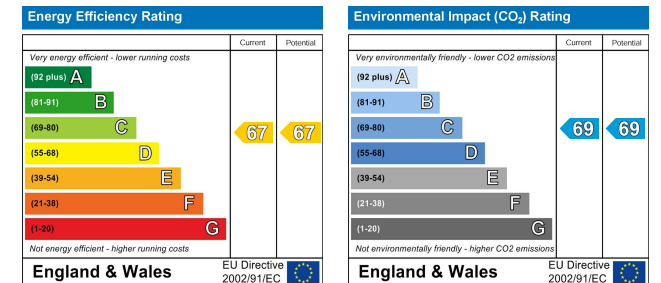
## Floor Plans



## 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.

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