



SELL • LET • MANAGE

Abbots Road, Plymouth, PL3 4PD

£285,000 Freehold

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£285,000

# Abbotts Road

## Plymouth, PL3 4PD

- Semi Detached Family Home
- Three Bedrooms
- Well Appointed Bathroom
- Front & Rear Garden
- No Onward Chain
- Sought After Mannamead Location
- Impressive Kitchen/Dining Room
- Natural Light Throughout
- Integral Garage
- Council Tax Band B

DC Lane are thrilled to showcase this well presented semi detached home situated in the highly sought after area of Mannamead within close proximity to local amenities and excellent transport links to the City Centre, A38 and major routes.

This delightful property exudes charm, character features and well proportioned rooms. Entry into the porch with decorative flooring opens into the garage and the hallway. The principal reception room has feature fire surround and bay window, the modern kitchen has plentiful cabinets and integrated dishwasher opening into a generous dining room with period built in cupboards and french doors providing direct garden access. Stairs rise to the first floor with two double bedrooms and a single bedroom serviced by an impressive well appointed bathroom with contemporary freestanding bath and separate shower cubicle.

Externally there is a pretty paved area at the front to enjoy the morning sun with mature bushes providing privacy and to the rear there is a further low maintenance area with pedestrian gate to the service lane. The garage with power and light houses the boiler and utility area and has an up and over door.

With natural light flooding the property throughout and offered with no onward chain, we believe this delightful property would make a superb home and a viewing is highly recommended.



### Ground Floor

Porch	5'5" x 7'10" (1.66 x 2.40)
Lounge	11'1" x 14'5" (3.40 x 4.40)
Kitchen/Dining Room	17'1" x 13'0" (5.22 x 3.98)

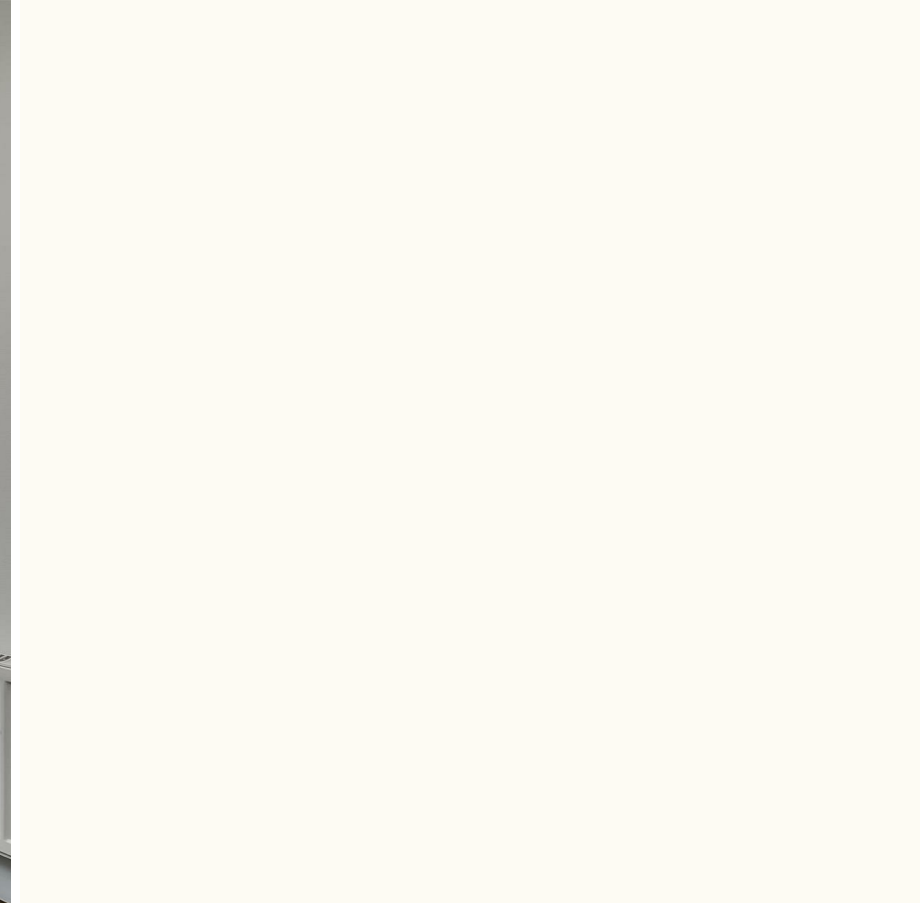
### First Floor

Bedroom One	10'10" x 14'5" (3.31 x 4.40)
Bedroom Two	10'0" x 13'0" (3.06 x 3.98)
Bedroom Three	5'8" x 9'4" (1.75 x 2.87)
Bathroom	6'6" x 7'7" (2.00 x 2.32)

### External

Garage	16'8" x 16'2" (5.10 x 4.94)
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## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue onto Weston Park Rd 0.1 mi Turn right onto Home Park Ave 0.1 mi Turn left onto Abbots Rd Destination will be on the left

## Scan for Material Information



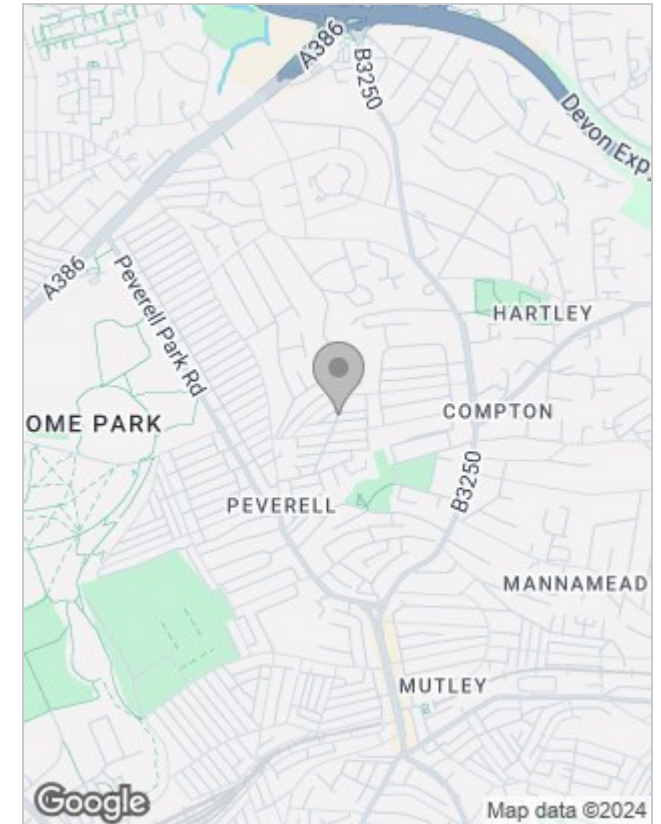
**Council Tax Band: B**



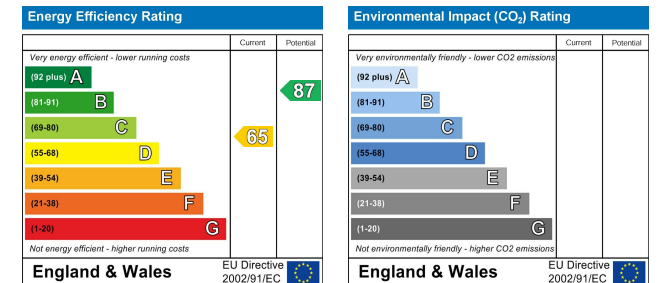
## Floor Plans



## 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.

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