



**DC**  
LANE

SELL • LET • MANAGE

Rolston Close, Plymouth, PL6 6PD

£175,000 Freehold

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£175,000

# Rolston Close

Plymouth, PL6 6PD

- Mid Terraced House
- Southway Location
- Well Presented
- Well Appointed Shower Room
- No Onward Chain
- Three Bedrooms
- Useful Store Room/Office
- Generous Rear Garden
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this mid terrace house located in the much sought after Southway suburb with excellent local amenities, and close proximity to Derriford Hospital, Superstores and Dartmoor National Park.

Well presented throughout the accommodation comprises of generous dual aspect lounge/diner, kitchen with rear garden access, porch and store room that could be utilised as storage or as an office for home working. To the first floor there are three bedrooms serviced by a well appointed shower room.

Externally the front garden is laid to lawn whilst the rear garden has paved and lawned areas with a timber shed and rear gated access.

This lovely property benefits from cavity wall insulation, gas central heating, double glazing and is being sold with no onward chain making an ideal First Time Buy or Buy to Let investment opportunity, a viewing is highly recommended.



## Ground Floor

Lounge/Diner	10'5" x 20'6" (3.18 x 6.25)
Kitchen	12'2" x 7'6" (3.71 x 2.30)
Store Room	6'3" x 6'2" (1.93 x 1.88)
Porch	9'11" x 3'0" (3.03 x 0.92)

## First Floor

Bedroom One	10'5" x 13'8" (3.19 x 4.19)
Bedroom Two	9'10" x 7'6" (3.02 x 2.30)
Bedroom Three	9'10" x 6'2" (3.02 x 1.88)
Bathroom	





## Directions

From the DC Lane office continue on Mannamead Road for 1.4 mi, at the roundabout take the fourth exit onto the A386. After 0.7 mi bear left onto Budshead Road and at the roundabout take the 2nd exit onto Budshead Road. After 0.3 mi turn right onto Tamerton Foliot Road 0.3 mi Turn right onto Dunnet Rd 299 ft Turn left onto Rolston Cl and the property can be found on the right.

**Council Tax Band: A**

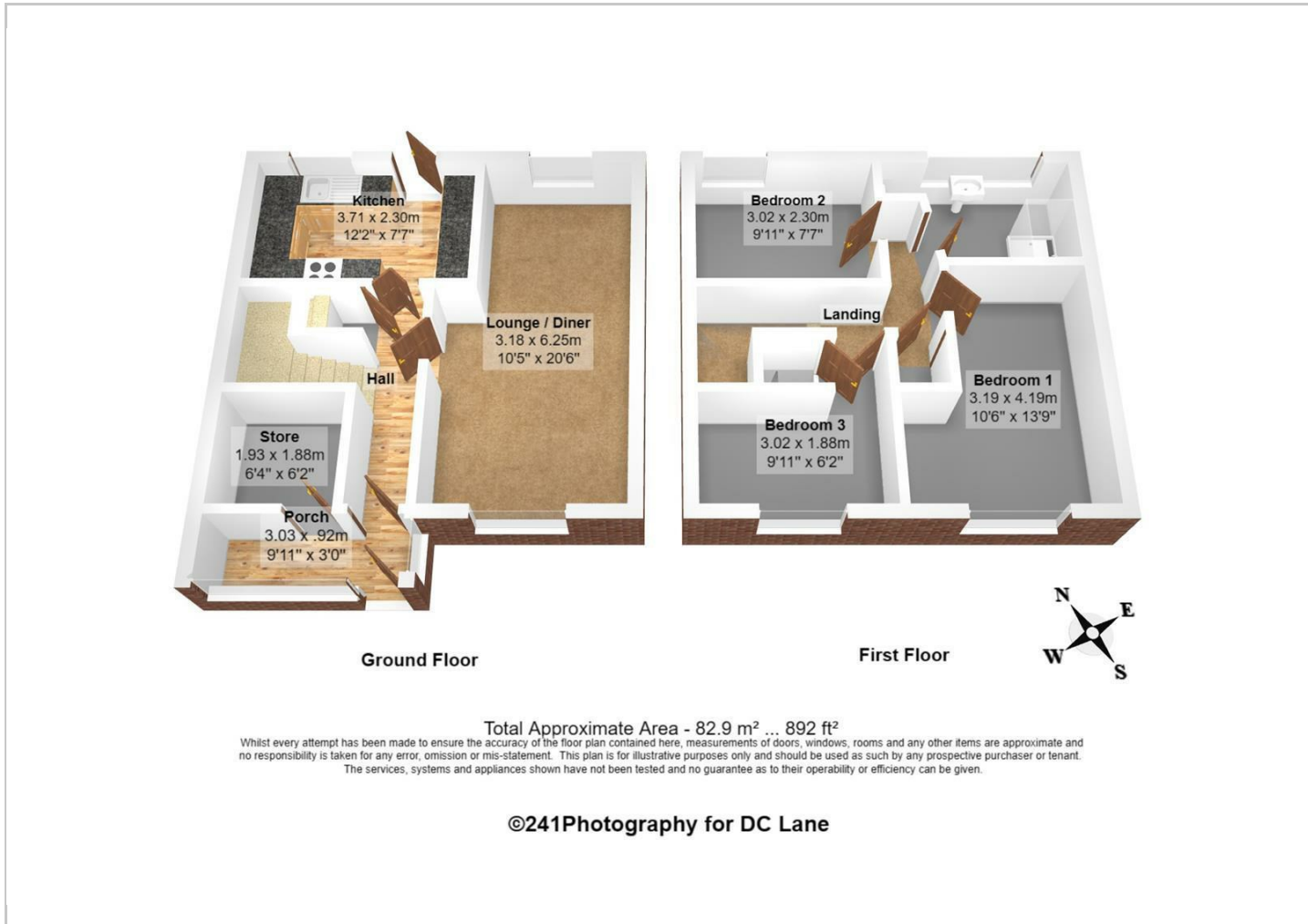








## Floor Plans

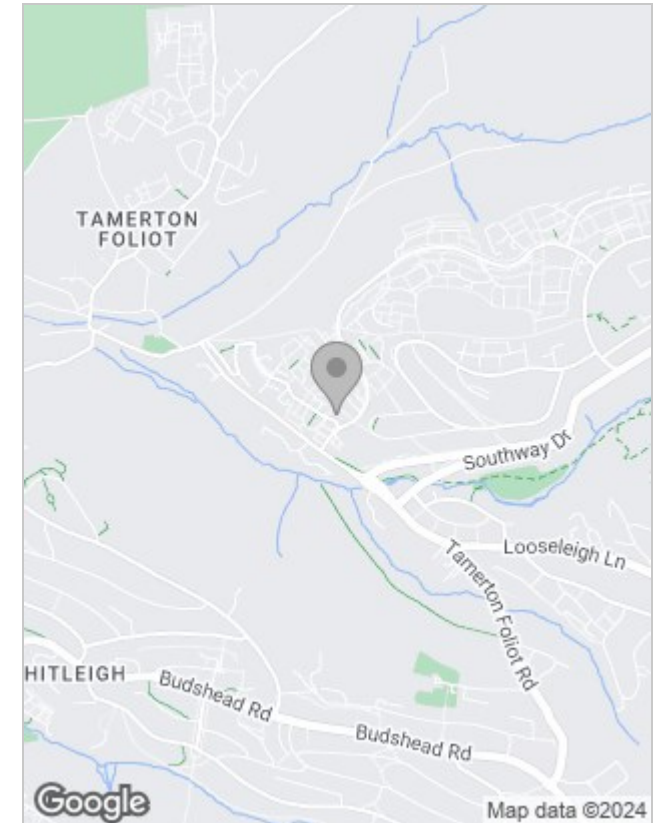


## Viewing

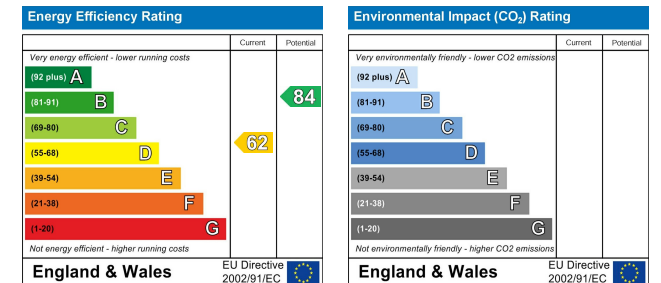
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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