



**DC**  
LANE

SELL • LET • MANAGE

Western College Road, Plymouth, PL4 7AG  
£190,000 Leasehold - Share of Freehold

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£190,000

# Western College Road

Plymouth, PL4 7AG

- Ground Floor Apartment
- Historical Building
- Wealth Character Features
- Private Garden
- No Onward Chain
- Two Double Bedrooms
- Mannamead Location
- En Suite Shower to Master
- Allocated Parking Space
- Council Tax Band A

DC Lane are delighted to present this superb apartment in a grand Victorian period property located within the sought after residential area of Mannamead and with easy reach of the A38, City Centre and plentiful local amenities.

Built in 1850 as a theology college the apartment is positioned on the ground floor of this Grade II listed property and offers well proportioned accommodation throughout. The lounge/diner boasts feature sash windows, period fireplace with gas stove and space for large pieces of statement furniture. The kitchen has plentiful cabinets, breakfast bar, utility cupboard housing washing machine and tumble drier and direct access to the garden. There are two double bedrooms, the master bedroom has the added luxury of an en suite shower room, ensuring comfort and privacy and there is also a large storage cupboard in the hall.

One of the highlights of this apartment is the private enclosed garden, a rare find in city living. There is direct access from the garden opening onto the parking area with one allocated parking space.

Tastefully decorated and styled and with natural light throughout, this delightful apartment has a brand new boiler, a share of the freehold and is being sold with no onward chain. A viewing is highly recommended of this charming unique property.



## Ground Floor

|             |                               |
|-------------|-------------------------------|
| Lounge      | 18'11" x 14'0" (5.79 x 4.29)  |
| Kitchen     | 15'5" x 14'0" (4.72 x 4.29)   |
| Bedroom One | 15'5" x 12'8" (4.72 x 3.87)   |
| En Suite    | 4'10" x 7'6" (1.48 x 2.31)    |
| Bedroom Two | 10'11". x 8'8" (3.33. x 2.65) |
| Bathroom    | 5'6" x 6'1" (1.68 x 1.86)     |





## Directions

From the DC Lane office head along Mannamead Road and turn left onto Western College Road, the property can be found on the left.

**Council Tax Band: A**

## Scan for Material Information

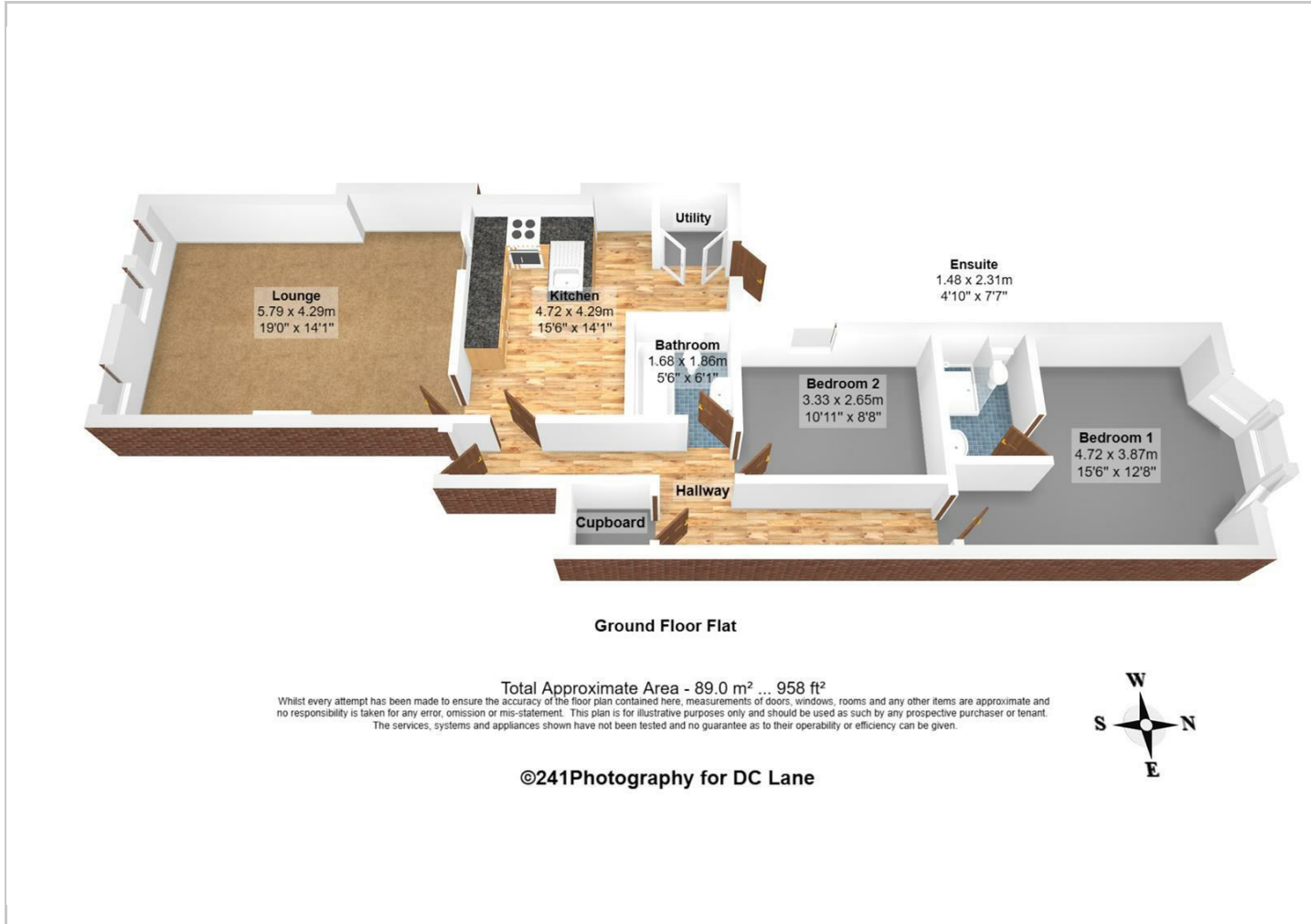




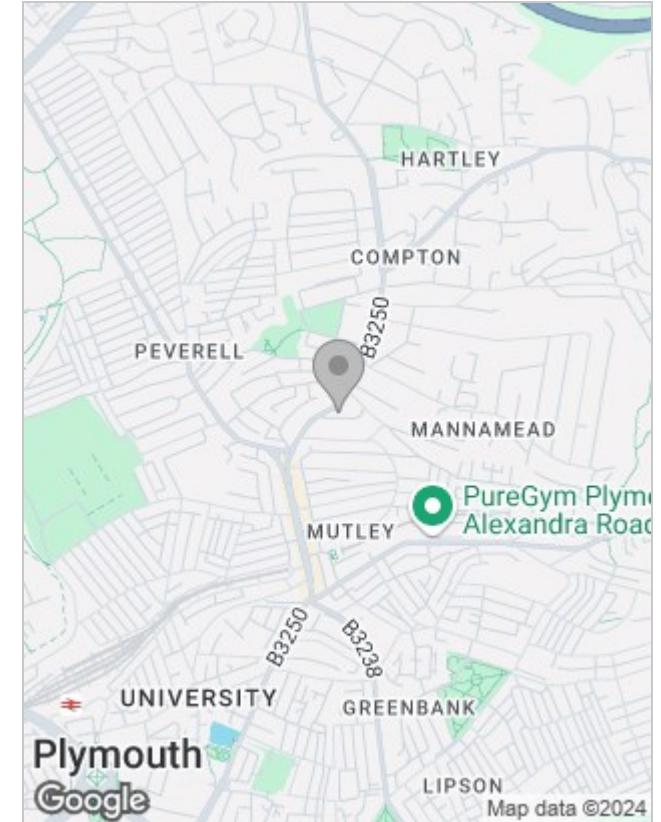




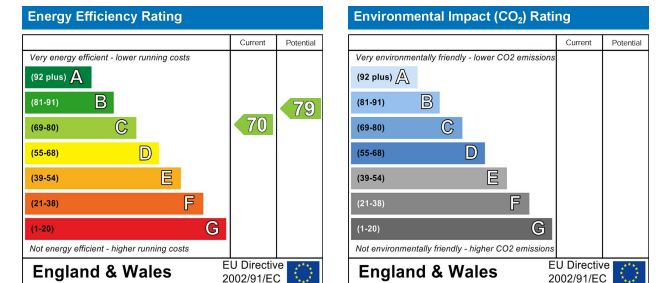
## Floor Plans



## 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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