



**DC**  
LANE

SELL • LET • MANAGE

Torr View Avenue, Plymouth, PL3 4QW  
£260,000 Freehold

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£260,000

# Torr View Avenue

## Plymouth, PL3 4QW

- Mid Terraced House
- Peverell Location
- Conservatory
- Rear Courtyard Garden
- No Onward Chain
- Three Bedrooms
- Character Features
- Cellar & Utility
- Garage
- Council Tax Band C

DC Lane are delighted to present this charming mid terrace family home located in a popular Park Road in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Central Park for leisure pursuits.

As you step inside, you'll enter the welcoming hallway with stained glazed door and stripped floorboards a feature throughout most of the ground floor. The two principle reception rooms with pocket doors boast period fireplaces that not only provide a focal point but also bring a sense of history and charm to the property and lead out to a conservatory, a lovely south facing room with direct garden access. The kitchen with an abundance of cabinets and door access to the garden opens into a breakfast room area. To the first floor there are three bedrooms ( two doubles and a single) all with built in cupboards providing plenty of storage solutions and are serviced by a generous bathroom with shower over the bath and stained glass decorative window. The rear garden is paved and opens into a cellar which houses the utility area and w/c. There is also a sizable garage.

In need of updating we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm it showcases the wealth of original features and a viewing is highly recommended.



### Ground Floor

Lounge	12'10" x 12'6" (3.92 x 3.83)
Dining Room	9'10" x 13'0" (3.00 x 3.97)
Conservatory	8'0" x 5'10" (2.46 x 1.78)
Kitchen	9'0" x 8'11" (2.75 x 2.74)
Breakfast Room	5'8" x 9'8" (1.74 x 2.96)

### First Floor

Bedroom One	12'2" x 12'9" (3.72 x 3.90)
Bedroom Two	10'5" x 12'9" (3.20 x 3.90)
Bedroom Three	6'7" x 7'10" (2.03 x 2.40)
Bathroom	8'4" x 6'9" (2.55 x 2.08)

### Cellar

Cellar & Utility	19'4" x 13'0" (5.91 x 3.97)
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### WC





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn right onto Torr View Avenue and the property can be found on the right.

**Council Tax Band: C**

## Scan for Material Information

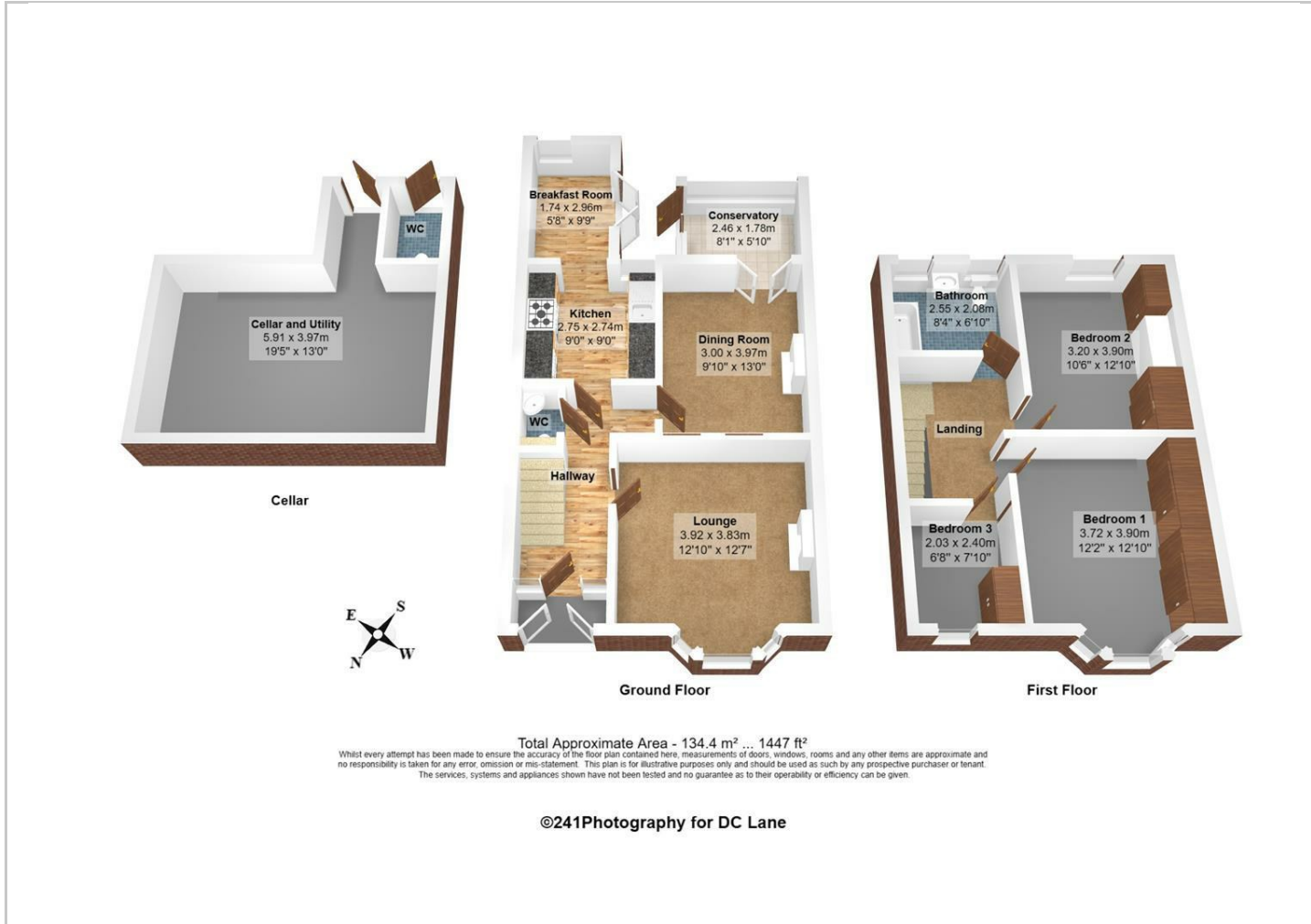




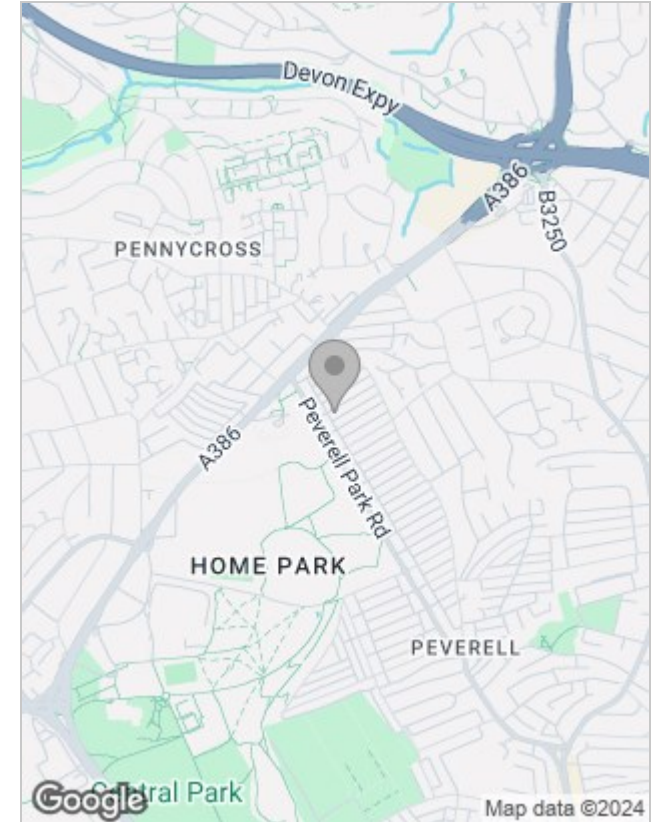




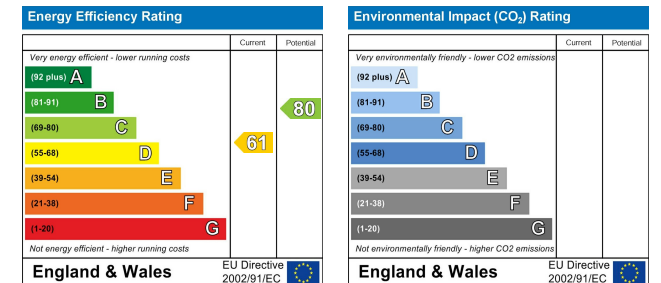
## Floor Plans



## 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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