








**DC**  
LANE

SELL • LET • MANAGE

St. Levan Road, Plymouth, PL2 3AF  
£325,000 Freehold

 3  1  2  



£325,000

# St. Levan Road

## Plymouth, PL2 3AF

- Mid Terraced House
- Milehouse Location
- Bespoke Detached Garage
- Two Wood Burning Stoves
- No Onward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Exquisitely Presented
- Council Tax Band B

DC Lane are delighted to showcase this three double bedroom period property that exudes character and exquisite style in Milehouse with close proximity to local amenities and within easy access to the A38 and major routes.

The welcoming hallway leads into the two principle reception rooms with elegant stripped floorboards and cast iron radiators that add a touch of sophistication to the space. A marble fireplace with wood burning stove not only provides a focal point but also brings a sense of history and charm to the room. The modern kitchen with ample cabinets and solid wood worktop has space for appliances and rear garden access. There is also a cloakroom/wc To the first floor the master bedroom spans the width of the property and features a marble fireplace surround with wood burning stove. There are two further double bedrooms with original fire surrounds serviced by a luxurious bathroom with shower over the roll top bath with marble floor, walls and vanity warmed by underfloor heating.

One of the highlights of this superb property is the generous garden mainly laid to lawn with a sandstone paved area, Cotswold stoned area and Red Cedar panelled timber fencing. This garden is the perfect spot for hosting or simply relaxing .. It is hard to imagine you are in the city as there seems to be a touch of peace and tranquillity within this outdoor haven. If you enjoy spending time outdoors, there are endless possibilities for relaxation and enjoyment. The bespoke super sized detached garage really has the WOW factor. With remote controlled roller door and stairs leading up to a mezzanine level the space really could be utilised not only as a garage but a home gym, bar or even a home cinema, the property is worth viewing for the garage alone!

This tastefully presented home features a quality finish throughout, ensuring that every corner reflects a high standard of craftsmanship and attention to detail. With no onward chain a viewing is most definitely recommended.



### Ground Floor

Lounge	13'3" x 13'10" (4.05 x 4.24)
Dining Room	10'9" x 13'1", 7'8" (3.30 x 4,24)
Kitchen	11'3" x 18'4" (3.43 x 5.61)
WC	4'4" x 3'0" (1.33 x 0.92)

### First Floor

Bedroom One	17'2" x 13'10" (5.25 x 4.24)
Bedroom Two	10'8" x 13'10" (3.26 x 4.24)
Bedroom Three	11'3" x 9'9" (3.43 x 2.98)
Bathroom	6'1" x 11'6" (1.86 x 3.53)

### External

Garage with Mezzanine Storage	14'2" x 26'9" (4.32 x 8.17)
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## Directions

Head South on Mutley Plain Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 374 ft Slight right onto Wolseley Rd/A3064 0.2 mi At the roundabout, take the 1st exit onto St Levan Rd and the property can be found on the right.

**Council Tax Band: B**

## Scan for Material Information

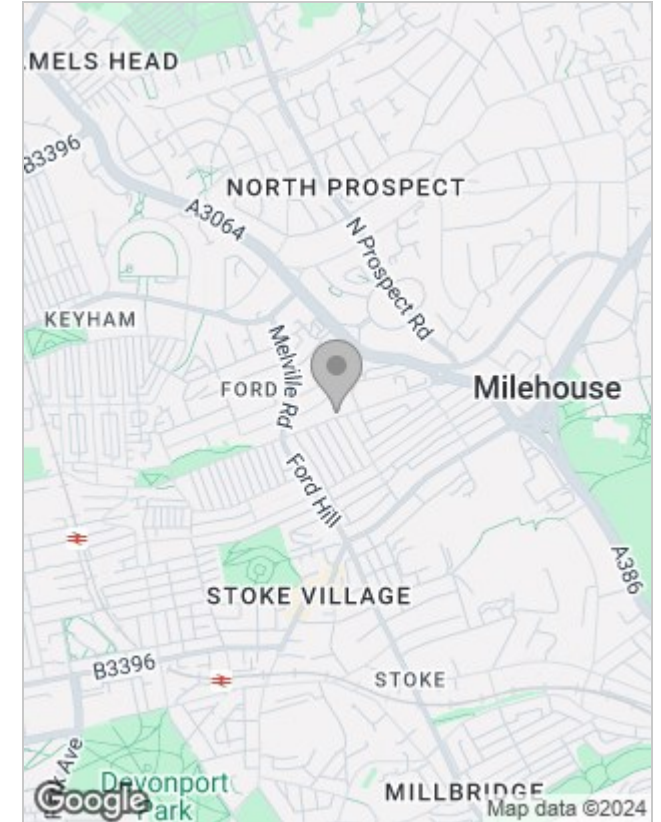




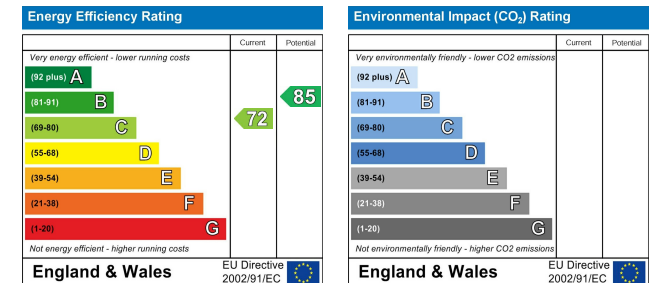
## Floor Plans



## 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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