

**Lot No.: 5**  
**15 PRIDHAM LANE**  
**PEVERELL, PLYMOUTH, DEVON PL2 3PH**



- Freehold with vacant possession. ●
- A substantial end of terrace house well situated in a favoured residential area. ●
- Enjoying the benefit of a cul-de-sac location in one of Plymouth's most popular central suburbs within easy reach of Central Park and the City Centre about 2 miles distant. ●
- Well suited for refurbishment as a small family dwelling for owner occupation or for letting purposes with potential for extension subject to and necessary planning permission being obtained. ●

### Property Details

#### Location

Pridham Lane is located on the northern side of Outland Road and is accessed from Beauchamp Road. It is well situated for the Central Park leisure facilities and within easy reach of the City Centre and the A.38 Parkway linking Devon and Cornwall.

#### Description

A small family house with pleasant garden enjoying the benefit of a cul-de-sac location in a well established residential district. It is now in need of some updating but is very well suited for refurbishment as a family dwelling for owner occupation or for letting purposes as a "buy to let" investment.

**EPC Rating:** F 38

### Accommodation

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Kitchen, rear Entrance Porch and separate W.C.

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), Shower Room with shower and wash hand basin, and separate W.C.

#### Outside

Front and rear gardens the latter being of generous proportions.

#### Outbuildings

Garden Store and Potting Shed.

#### Tenure

Freehold with vacant possession

**Guide Price £140,000 - £150,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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