



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

62 Pembroke Lane

Plymouth

PL1 4GX



**Asking Price - £250,000**



Changing Lifestyles

01822 600700

# 62 Pembroke Lane



- Beautifully presented family home
- Walking distance to Plymouth waterfront
- Modern kitchen/dining room
- Spacious accommodation over three floors
- Principal bedroom with en-suite
- Owned solar panels and recently installed boiler
- Replacement roof with warranty
- EPC - TBC
- Council Tax - B



Situated in a highly desirable location, this beautifully presented three-bedroom property offers spacious and versatile accommodation, making it an ideal home for families, professionals, or those seeking convenient city living.

From the moment you step inside, it is clear that the current owners have maintained and improved the property over the years. Recent upgrades include a replacement roof with warranty, a modern boiler, owned solar panels, and a range of tasteful renovations throughout, providing peace of mind for any prospective purchaser.

The ground floor welcomes you with a stylish and modern kitchen/dining room, thoughtfully designed to create the perfect space for both everyday family life and entertaining guests. The room offers ample space for dining and benefits from contemporary fittings and finishes. A convenient downstairs WC completes the accommodation on this level.

To the first floor, you will find a generous and inviting living room, flooded with natural light and offering an excellent space to relax and unwind. Also on this floor are two well-proportioned bedrooms, one of which is currently utilised as a home office, providing flexibility to suit a variety of lifestyles. A modern family bathroom serves this level.

The top floor hosts two further spacious double bedrooms, creating a private and peaceful retreat. The principal bedroom benefits from its own en-suite shower room, adding a touch of luxury and practicality.

Externally, the property further benefits from a garage, held on a leasehold basis, providing valuable storage or secure parking.

Combining modern comforts, energy-efficient features, generous living accommodation, and a sought-after waterfront location, this exceptional home offers a fantastic opportunity for buyers looking to enjoy everything Plymouth has to offer.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this wonderful home provides.

Length remaining on garage lease -TBC

01822 600700

# Changing Lifestyles

Situated within the popular Mount Wise area of Plymouth, this property enjoys a convenient and well-connected location close to the city centre, waterfront, and a wide range of local amenities. Residents benefit from easy access to shops, supermarkets, cafés, leisure facilities, and regular public transport links, making it an ideal setting for both professionals and families.

The area is well placed for enjoying Plymouth's vibrant waterfront lifestyle, with nearby green spaces, sports facilities, and coastal walks all within easy reach. The historic Royal William Yard, Plymouth Hoe, and the city centre offer an excellent selection of restaurants, bars, and leisure attractions, while Plymouth's main transport links provide convenient access to the wider South West.

Combining city convenience with access to outdoor amenities and the waterfront, this location offers a fantastic opportunity to enjoy all that Plymouth has to offer.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.