



Connells

Hawkinge Gardens
Plymouth



Property Description

With a tenant already in situ, this residence presents an attractive prospect for those looking to invest in a property with immediate rental income. The property boasts three generously proportioned bedrooms, offering comfortable accommodation. As an added convenience, a private driveway ensures that parking is never a concern.

Entrance Hall

Built in storage cupboard. Door to w.c.

Lounge

15' x 12' (4.57m x 3.66m)

The spacious lounge is lovely and bright with a double glazed window to the front elevation. Feature fireplace wall. Radiator.

Kitchen / Diner

20' 1" x 10' 2" (6.12m x 3.10m)

The property boasts an open plan kitchen/diner which spans the full width of this home. The kitchen comprises of a range of wall and base units with complimentary worktops above. Integrated oven with countertop hob and extractor hood. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and a dishwasher. Double glazed window to the rear elevation and double glazed doors leading out on to the garden.

The dining area features ample space for a

table and chairs and enjoys views across the garden.

W.C.

Low level w.c. and a wash hand basin. Obscured double glazed window to the side elevation.

Upstairs Landing

Double glazed window to the side elevation.

Bedroom 1

14' x 10' 10" (4.27m x 3.30m)

Double bedroom with built in storage. Two double glazed windows to the rear elevation. Radiator.

Bedroom 2

14' 5" x 10' 6" (4.39m x 3.20m)

Double bedroom with double glazed window to the rear elevation. Radiator.

Bedroom 3

10' x 6' 3" (3.05m x 1.91m)

Single bedroom with built in storage. Radiator. Double glazed window to the front elevation.

Bathroom

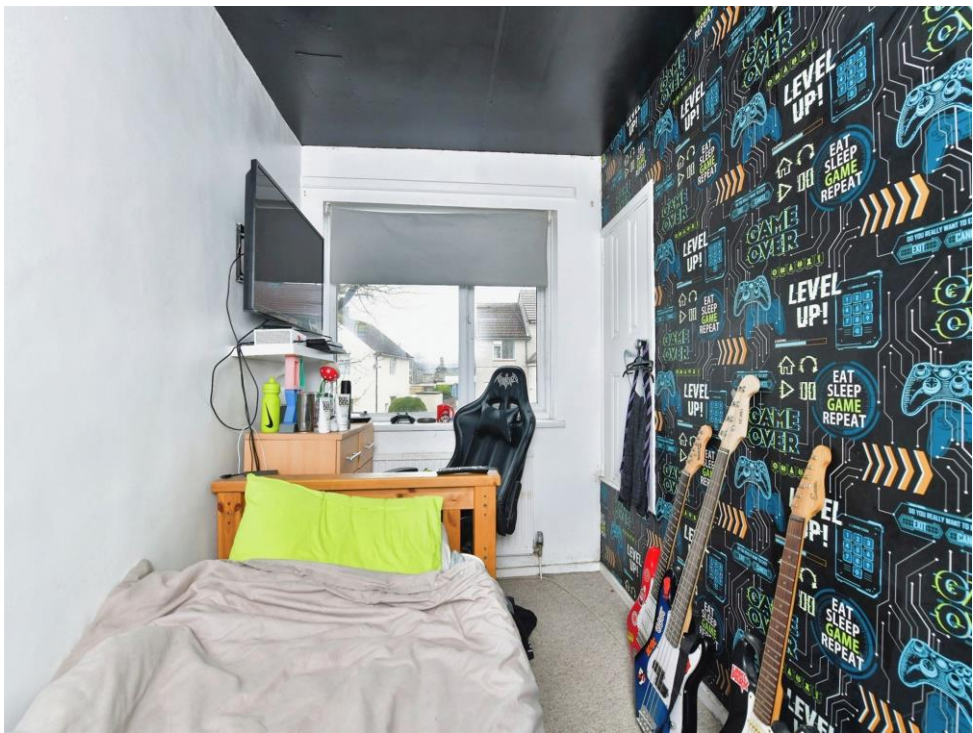
Bath with shower above, pedestal sink and a low level w.c. Radiator. Obscured double glazed window to the rear elevation.

Outside

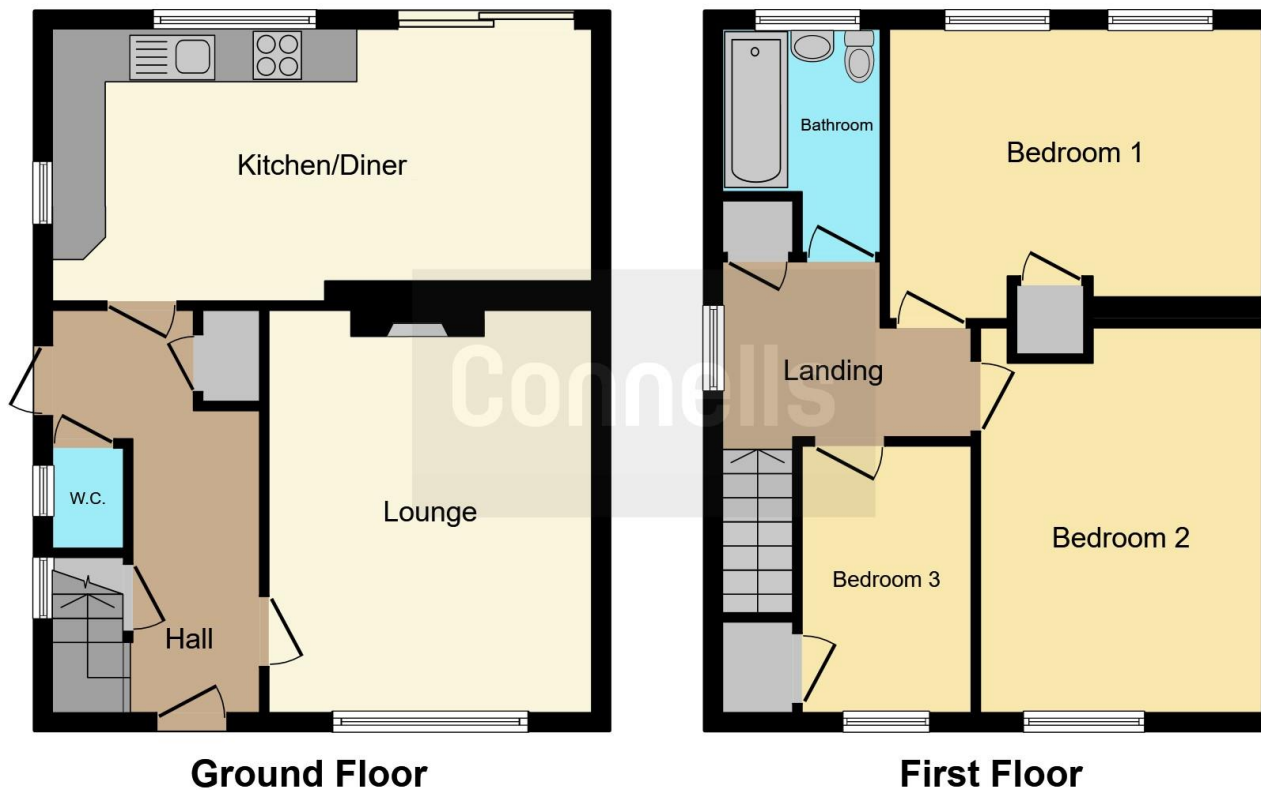
The property benefits from a driveway to the front providing off road parking.

To the rear there is a generous sized garden with a raised decking area. The remainder of the garden is mainly laid to lawn with a rear access gate. A block built shed also provides additional storage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

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