



**Connells**

Sithney Street  
Plymouth



## Property Description

Situated in a sought-after area close to schools and amenities, this property offers the ideal blend of convenience and community. With room for improvement, this property presents a blank canvas for you to put your own stamp on. Whether you're looking to modernise, renovate, or simply enhance the existing charm of the period features, the possibilities are endless. The property features the added benefit of a garage located to the rear, providing convenient storage space. With no onward chain and vacant possession, you have the freedom to move in or begin renovations without delay, making the transition smooth and stress-free.

## Entrance Hall

An entrance vestibule leads into the main entrance hall. Stairs rising to the first floor with storage beneath. Radiator.

## Lounge

14' 2" x 9' 5" max ( 4.32m x 2.87m max )  
Spacious lounge with a beautiful cast iron fireplace. Double glazed window to the rear elevation. Opening into the dining room.

## Dining Room

11' 3" max x 10' ( 3.43m max x 3.05m )  
The dining room has a double glazed window to the front elevation. Wooden mantle surround. Radiator.

## Kitchen

10' 10" x 8' 2" ( 3.30m x 2.49m )  
A range of wall and base units with worktops above. Integrated oven with counter top gas hob. Stainless steel sink with deck mounted taps. Above the sink is a double glazed window to the side elevation. Space for a washing machine and fridge freezer. Radiator.

## Utility Room

6' 4" x 3' 11" ( 1.93m x 1.19m )  
Conveniently located next to the kitchen is a useful utility room. Double glazed window to the rear elevation. uPVC door leading to the rear courtyard.

## Wet Room

Wall mounted shower, low level w.c. and a pedestal sink. Two obscured double glazed windows to the rear elevation.

## Landing

Loft access hatch. Double glazed window to the rear elevation.

## Bedroom 1

10' x 14' ( 3.05m x 4.27m )  
Two double glazed windows to the front elevation. Radiator.

## Bedroom 2

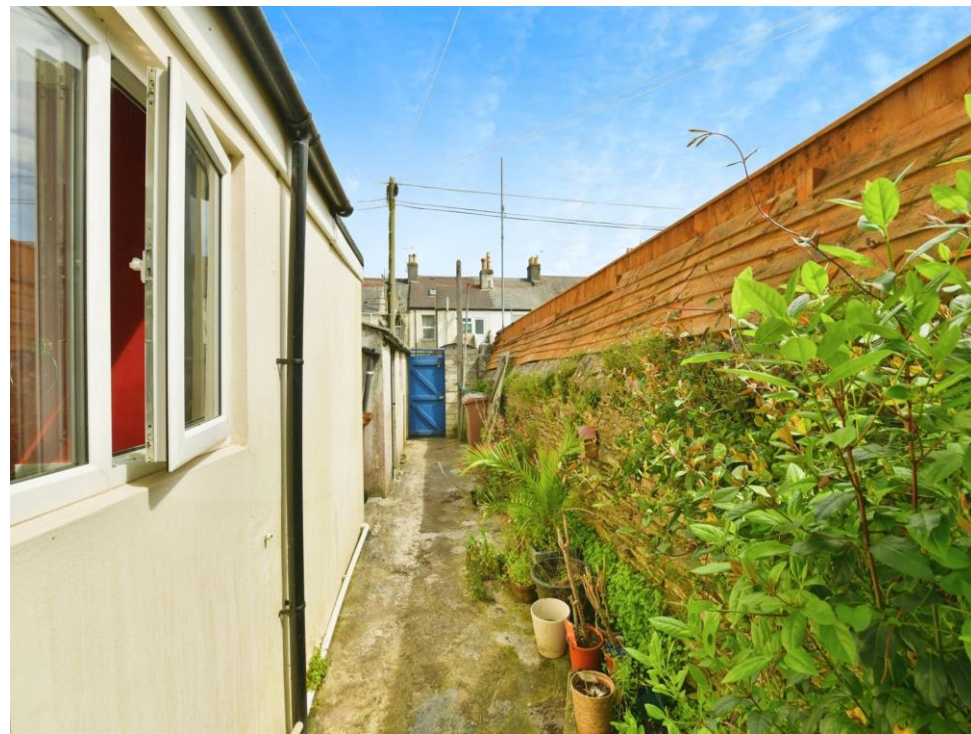
14' 2" x 9' 4" ( 4.32m x 2.84m )

Double glazed window to the rear elevation.  
Radiator.

## Outside

Fully enclosed rear courtyard. Rear gate to access the service lane. Garage within the rear courtyard with a side access door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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