



**Connells**

Ashridge Gardens  
Plymouth





## Property Description

Being sold with a tenant in situ this is a fantastic turn-key opportunity for any investor. At the front of the property there is a lovely bay fronted lounge which is separate to the rest of the downstairs accommodation. There is an open plan kitchen/diner which is a great space for entertaining guests or spending time together as a family. Leading on from the dining area is a large conservatory which is an extremely versatile space. The rear garden is of a great size and has a decked seating area - perfect for those summer days and nights! Rising to the first floor there are two generous sized double bedrooms and a further single bedroom with storage. The bathroom is well-appointed with a separate W.C.. This is a spacious property with massive potential in a great location.

## Entrance Hall

Doors leading to downstairs accommodation. Storage cupboard. Stairs rising to the first floor. Radiator. Double glazed window to the side.

## Lounge

16' into bay x 13' ( 4.88m into bay x 3.96m )  
Generous sized lounge with large double glazed bay window to the front of the property. Fully carpeted with feature wall and electric fire. Radiator. TV Point.

## Kitchen / Diner

19' 4" x 11' 7" ( 5.89m x 3.53m )  
The property has an open plan kitchen/diner

which is the perfect space for entertaining or spending time as a family. The kitchen consists of a range of wall and base units with complimentary worktop above. Integrated oven with electric counter top hob. Wall mounted stainless steel extractor hood. Stainless steel sink and drainer with mixer tap. Above the sink is a double glazed window to the side. Space and plumbing for washing machine. Peninsula island with additional storage cupboards. The dining area features plenty of space for a table and chairs. Large french doors leading from the dining area through to the large conservatory. Radiator.

## Conservatory

16' x 13' 1" ( 4.88m x 3.99m )  
The large conservatory spans the full width of the back of the property. Fully carpeted with windows on all sides providing plenty of natural light. Double glazed patio doors leading out onto the rear garden.

## Upstairs Landing

Double glazed window to the side. Doors leading to the bedrooms, bathroom and separate W.C.

## Bedroom 1

12' 6" x 11' 8" ( 3.81m x 3.56m )

## Bedroom 2

11' 9" x 10' 2" ( 3.58m x 3.10m )

## Bedroom 3

9' 7" x 7' 2" ( 2.92m x 2.18m )

## Bathroom

Modern fitted bathroom with marble effect aqua panels to the walls. Bath with electric shower above. Wash hand basin with mixer tap. Wall mirror. Radiator. Obscured double glazed window to the rear.

## W.C.

Next to the bathroom is a separate W.C.

## Outside

Leading out from the conservatory is a decking area for seating. The rest of the garden is a lovely size, fully enclosed and mainly laid to lawn. The property also benefits from a handy outbuilding for storage and a garden to the front.













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**EPC Rating: C**

Tenure: Freehold

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