



**Connells**

Yeats Close  
Plymouth



## Property Description

As you approach the front of the house, the convenience of having your own allocated parking spot greets you, ensuring that coming home after a long day is always stress-free. The easy access to parking adds an extra layer of convenience to your daily routine, making this home a practical choice for those seeking a hassle-free lifestyle.

Inside, the well-designed layout of this mid-terraced home offers a blend of functionality and style. The two bedrooms provide comfortable spaces for relaxation and rest, while the rest of the house exudes a warm and inviting ambiance that makes you feel right at home. Situated in a sought-after residential area of Plymouth, this home offers the best of both worlds - a tranquil retreat within easy reach of local amenities and attractions. Whether you're looking to explore the nearby parks and green spaces or enjoy the vibrant community atmosphere, this location has something for everyone.

Don't miss the opportunity to make this lovely mid-terraced home yours. With its convenient allocated parking, two comfortable bedrooms, and welcoming living spaces, this property is a gem waiting to be discovered.

## Entrance Hall

Storage cupboard.

## Lounge

15' 6" max x 12' 9" max ( 4.72m max x 3.89m max )

The lounge features a double glazed window to the front elevation. Stairs rising to the first floor. Double doors leading through to the kitchen/diner.

## Kitchen / Diner

12' 9" x 7' 9" ( 3.89m x 2.36m )

Modern fitted kitchen comprising of a range of wall and base units with complimentary worktops above. Stainless steel sink with mixer tap. Space for a cooker and washing machine. Double glazed window to the rear elevation. Space for a table and chairs. uPVC double glazed door leading into the conservatory.

## Conservatory

10' 1" x 5' 8" ( 3.07m x 1.73m )

To the rear of the property is a conservatory which enjoys views across the garden.

## Upstairs Landing

Storage cupboard.

## Bedroom 1

12' 9" max x 10' max ( 3.89m max x 3.05m max )

Double bedroom with built in storage and a double glazed window to the front elevation.

## Bedroom 2

11' 1" x 6' 2" ( 3.38m x 1.88m )

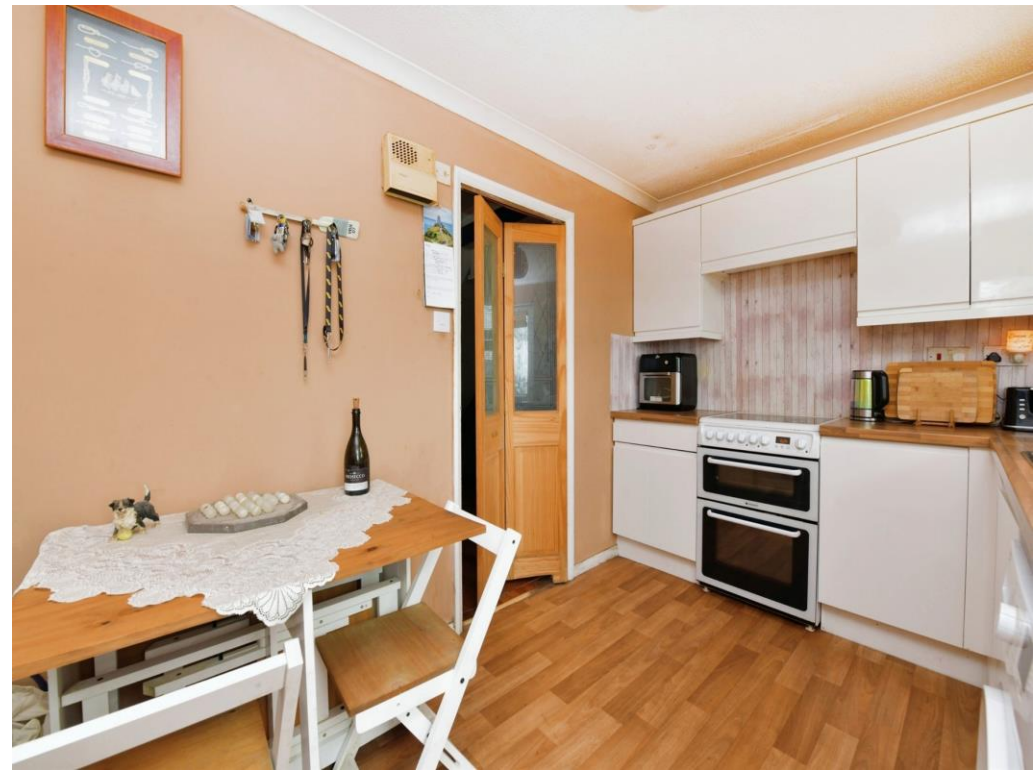
Double bedroom with double glazed window to the rear elevation.

## Bathroom

Corner shower enclosure with electric shower, sink and low level w.c. Obscured double glazed window to the rear elevation.

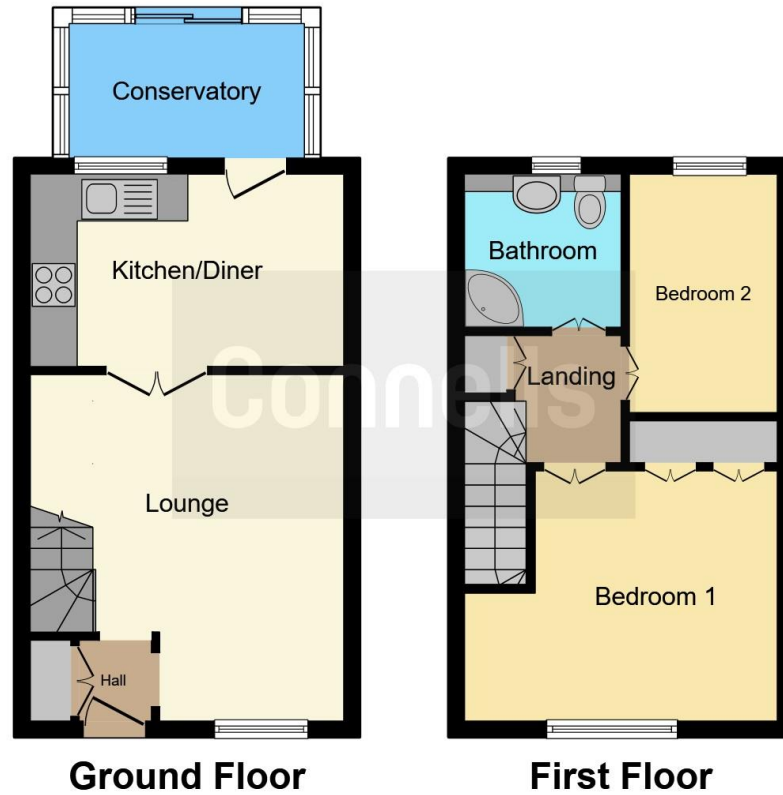
## Outside

The property benefits from a low maintenance rear garden which is fully enclosed and laid with decking. To the front of the property is allocated parking with flat access to the front 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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