



**Connells**

Vicarage Gardens  
Plymouth





### Property Description

NO CHAIN - VACANT POSSESSION - FREEHOLD -Experience the comfort and functionality of this charming ground floor flat that boasts a practical layout and inviting living spaces. The two double bedrooms provide ample room for residents or guests, catering to various needs for sleeping arrangements, home offices, or creative hobbies.

Bask in the natural light and serenity of the bright conservatory, a versatile extension that seamlessly connects the indoors with the outdoors. Whether you're looking for a cosy spot to unwind with a book, create a home gym, or simply enjoy the views of your private garden, this sunlit space offers endless possibilities for relaxation and leisure throughout the year.

Escape to your own private oasis with the lush garden retreat that awaits just beyond your doorstep. Enjoy al fresco dining, gardening, or simply soaking up the sunshine in a peaceful outdoor sanctuary that provides a sense of tranquility and privacy. Let your green thumb thrive in this intimate setting that invites you to connect with nature right at home.

Convenience meets practicality with the inclusion of off-road parking, ensuring that residents and guests have easy access to their vehicles without the hassle of street parking. Enjoy the peace of mind and added comfort that comes with having a dedicated parking space just steps away from your front door.

### Entrance Hall

uPVC door into the entrance hall. Smart thermostat for the central heating. Storage cupboard.

### Lounge

11' 10" x 10' 3" ( 3.61m x 3.12m )

Feature fireplace with wooden surround. Radiator. Television and telephone points. Double glazed tilt and slide French doors leading into the conservatory.

### Conservatory

9' 6" x 8' 6" ( 2.90m x 2.59m )

Block and uPVC conservatory with double glazed windows to the sides and rear. Double glazed patio doors opening on to the garden. Fitted blinds. Radiator.

### Kitchen

7' 5" x 5' 9" ( 2.26m x 1.75m )

The kitchen comprises of a range of wall and base units with worktops above. Space for a washing machine and cooker. Stainless steel sink with mixer tap. Double glazed window to rear elevation. Wall mounted boiler.



## Bedroom 1

11' 7" into bay x 10' 4" ( 3.53m into bay x 3.15m )

Fitted wardrobes and overhead storage cupboards. Double glazed bay window to the front elevation. Radiator.

## Bedroom 2

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to the front elevation. Radiator.

## Shower Room

Walk in enclosure with electric shower, low level w.c. and a wash hand basin. Radiator. Obscured double glazed window to the side elevation.

## Outside

The property has a good sized private rear garden which is comprises of decking, a patio area and with the rest being laid to lawn.

Directly in front of the property is off road parking.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.











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)

To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeaux@connells.co.uk](mailto:stbudeaux@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU108368](http://connells.co.uk/Property/SBU108368)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU108368 - 0003