



Connells

Poole Park Road
Plymouth



Property Description

NO CHAIN and VACANT POSSESSION - The home features three generously sized bedrooms, offering ample space for a growing family or guests. It is well-presented throughout, with a modern and stylish interior that is ready to move into. The rear garden provides a private outdoor space perfect for relaxation, gardening, or entertaining. Additionally, there is a utility space to the side, offering convenience for laundry and storage needs.

Situated in a desirable area of Plymouth, the property is close to local amenities, schools, and transport links. This home is an excellent first-time buy, offering a perfect blend of comfort, convenience, and potential. Don't miss out on the chance to make this charming property your own!

Entrance Hall

Stairs rising to the first floor. Radiator.

Lounge

12' 4" x 13' 7" (3.76m x 4.14m)

Double glazed window to the front elevation. Feature fireplace. Radiator.

Kitchen / Diner

18' 7" x 9' 6" (5.66m x 2.90m)

Open plan kitchen dining room. Modern fitted kitchen comprising of a range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Space for undercounter appliances including

washing machine. Double glazed window to the rear elevation and double glazed patio doors opening out to the garden. uPVC door to the side leading to the utility room.

Utility Room

9' 7" max x 21' 3" max (2.92m max x 6.48m max)

To the side of the property is a generous utility space with scope for various uses. Doors to both the front and rear elevations.

Upstairs Landing

Double glazed window to the side elevation.

Bedroom 1

12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed window to the rear elevation.
Radiator.

Bedroom 2

12' 3" x 12' 9" (3.73m x 3.89m)

Double glazed window to the front elevation.
Radiator.

Bedroom 3

8' 3" x 8' 8" (2.51m x 2.64m)

Double glazed window to the front elevation.
Radiator.

Bathroom

Modern fitted bathroom comprising of bath with shower above, low level w.c. and a pedestal sink. Obscured double glazed windows to the side and rear elevation.

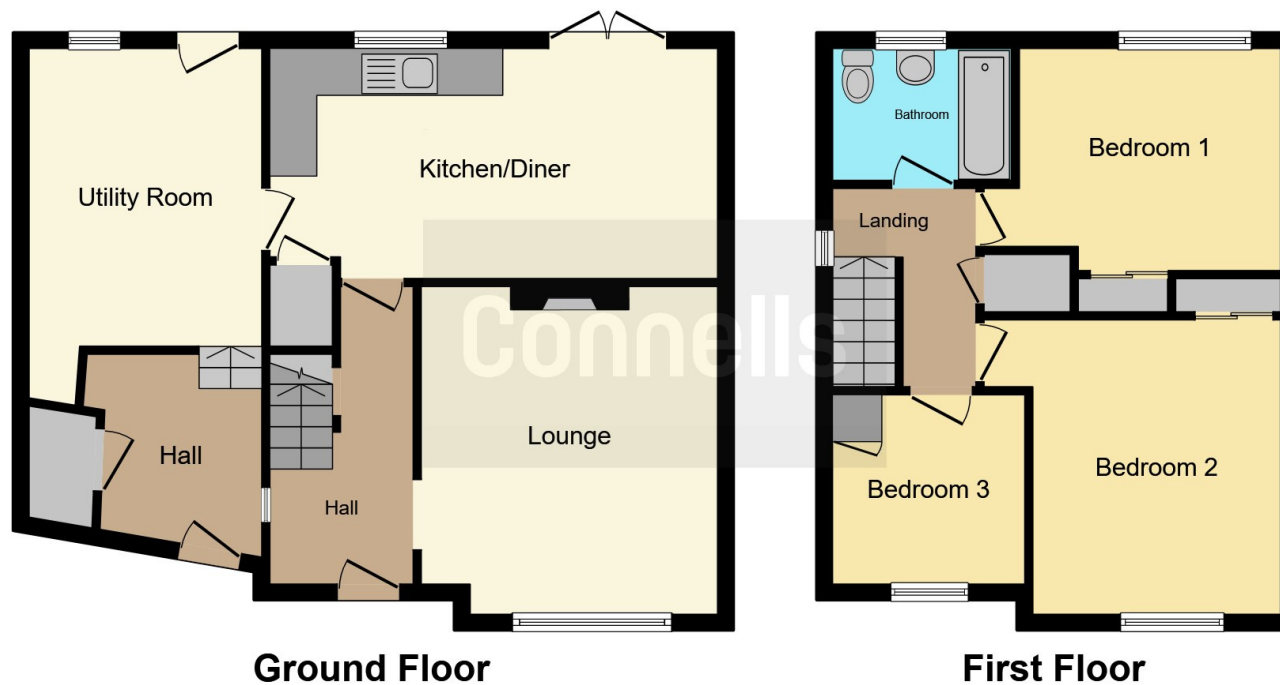
Outside

The property sits in an elevated position and enjoys far reaching views. The rear garden is a fantastic size and is fully enclosed.









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

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBU108968



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU108968 - 0003