



**Connells**

Miers Close  
Plymouth





### Property Description

The property boasts generous storage throughout, ensuring a clutter-free and organised home. From its elevated position, the maisonette enjoys far-reaching views, creating a serene and picturesque backdrop for everyday living. Inside, the bright and welcoming layout includes a well-proportioned living area, a functional kitchen, and three comfortable bedrooms, providing ample space for relaxation and privacy. The thoughtful design maximises both functionality and comfort, making it a truly inviting residence.

Located in a popular area, this home combines convenience with tranquillity, offering a peaceful retreat while remaining close to local amenities, transport links, and green spaces. A rare opportunity to own a well-maintained maisonette with plenty of storage and stunning views.

### Entrance Hall

Stairs rising to the first floor with storage beneath.

### Lounge / Diner

18' 8" x 11' 6" ( 5.69m x 3.51m )

Spacious lounge/diner with two double glazed windows to the front elevation with far reaching views. Two radiators. Storage cupboard.

### Kitchen

11' 2" x 11' 2" ( 3.40m x 3.40m )

A range of matching wall and base units with worktops above. Integrated oven with counter top hob. Space and plumbing for a washing machine. Stainless steel sink with mixer tap. Space for fridge freezer. Radiator. Storage cupboard. Double glazed window to the side elevation.

### First Floor Landing

Storage cupboard.

## Bedroom 1

11' 9" x 10' 5" ( 3.58m x 3.17m )

Double glazed window to the rear elevation.  
Radiator. Storage cupboard.

## Bedroom 2

11' 10" x 8' 9" ( 3.61m x 2.67m )

Double glazed window to the side elevation.  
Radiator. Storage cupboard.

## Bedroom 3

8' 5" x 7' 8" ( 2.57m x 2.34m )

Double glazed window to the rear elevation.  
Radiator.

## Bathroom

Panel bath with shower above and pedestal sink. Obscured double glazed window to the front elevation.

## W.C.

Low level w.c. Obscured double glazed window to the front elevation.

## Outside

The block sits within communal grounds.

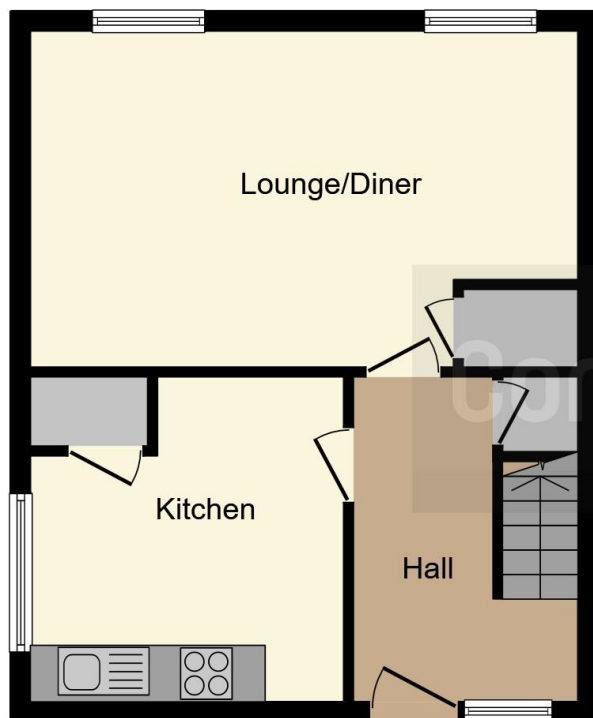




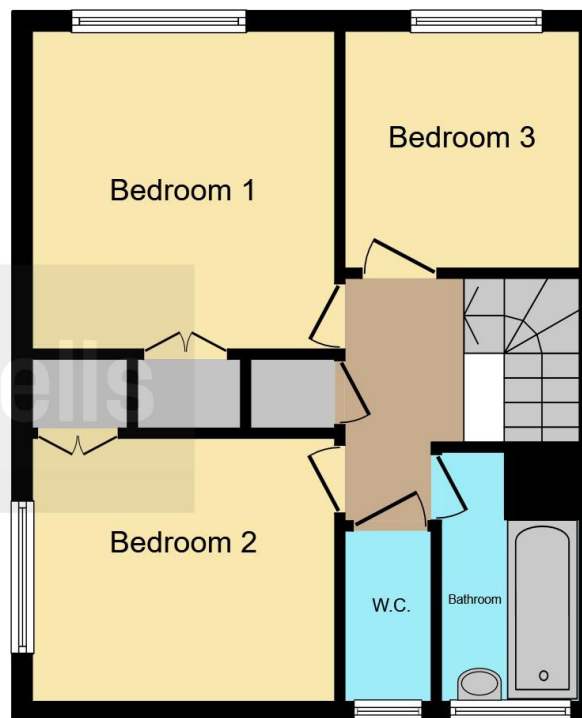








**Ground Floor**



**First Floor**

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: E

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBU108934](http://connells.co.uk/Property/SBU108934)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: SBU108934 - 0002