



Not for marketing purposes INTERNAL USE ONLY

Haydon Grove
PLYMOUTH



Property Description

This well-presented three-bedroom home offers spacious accommodation throughout, along with both front and rear gardens. The property benefits from a long, enclosed front garden with a side path providing access to the rear. Inside, the welcoming living room is of a generous size and features a double-glazed window to the front elevation. The modern kitchen is fitted with matching wall and base units, worktops, an integrated oven, countertop hob with extractor hood, and spotlights, and benefits from both a double-glazed rear window and an additional obscured window for extra natural light. The property also includes a useful utility room with space for a washer/dryer.

The main bedroom, converted from the loft, provides a large and well-decorated space with spotlights and two double-glazed Velux windows. This room further benefits from its own ensuite bathroom fitted with a built-in shower, sink, and W.C. There are two additional well-proportioned bedrooms—one overlooking the front elevation and one to the rear. The family bathroom offers a panel bath with overhead shower, contemporary sink, W.C., heated towel rail, and an obscured double-glazed rear window.

Outside

Front Garden

Long front garden enclosed by a fence, with a side path running along the house leading to the rear of the property.

Living Room

12' 2" x 11' 5" (3.71m x 3.48m)

A well-sized living room featuring a double-glazed window to the front elevation and a radiator.

Kitchen

15' 9" x 10' 3" (4.80m x 3.12m)

A modern kitchen fitted with a range of matching wall and base units with worktops above, an integrated oven, countertop hob with extractor hood, and spotlights. Features an American-style fridge freezer, one double-glazed window and one obscured double-glazed window to the rear elevation.

Bedroom 1

15' 9" x 11' 2" (4.80m x 3.40m)

The main bedroom has been converted from the loft, offering a nicely sized, well-decorated space with spotlights and two double-glazed Velux windows to rear elevation. It is fitted with an ensuite comprising a built-in shower, sink, and toilet.

En-Suite

Ensuite bathroom fitted with a built-in shower, sink, and W.C.

Bedroom 2

11' 6" x 8' 11" (3.51m x 2.72m)

Bedroom 2 is a nicely sized room featuring a double-glazed window to the front elevation.

Bedroom 3

10' 4" x 8' 4" (3.15m x 2.54m)

Bedroom 3 is a good-sized room featuring a double-glazed window to the rear elevation and a radiator.

Bathroom

Bathroom fitted with a panel bath with overhead shower, contemporary sink and W.C, heated towel rail, and an obscured double-glazed window to the rear elevation.

Outside

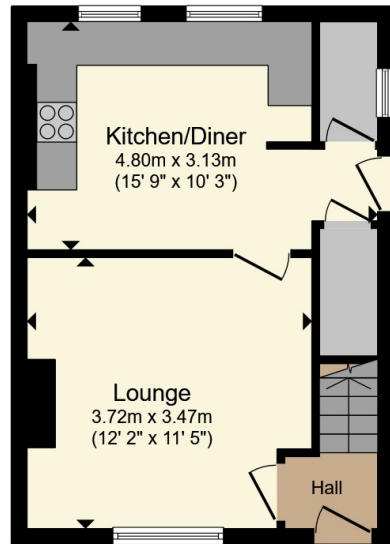
Rear Garden

A good-sized rear garden, fully fenced, featuring a patio area and a large shed positioned at the rear of the garden.

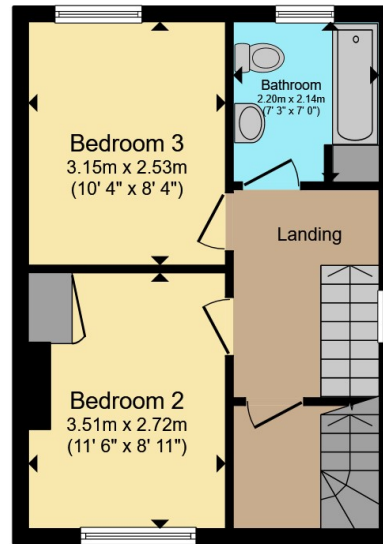




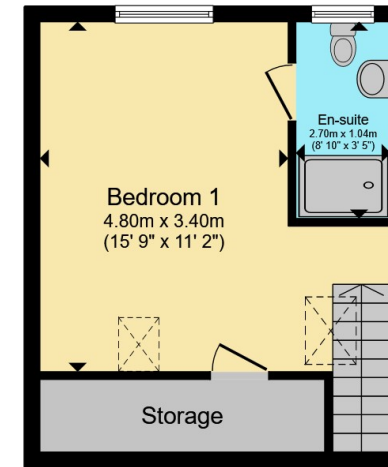




Ground Floor



First Floor



Second Floor

Total floor area 95.0 m² (1,023 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01752 351616
E stbudeau@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

check out more properties at connells.co.uk



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: SBU109599 - 0005