

Property details approval form

16 Fleet Street, Plymouth, Devon, PL2 2BX

Date: 06 October 2023

Property Ref and Version: SBU107691 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £180,000

Tenure: Freehold

○ Key Features

> Energy Rating: E

○ Short Description

This two-bedroom period terraced home offers a blend of character and contemporary living. With its two reception rooms, utilised loft room, and inviting courtyard, this property provides a comfortable and stylish lifestyle. Don't miss out on the opportunity to make this house your home!

○ Long Description

Welcome to this charming two-bedroom period terraced home, offering a blend of character and contemporary living. Situated in a sought-after location, this property boasts two reception rooms, a utilised loft room, and a delightful courtyard, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you will be greeted by the characterful features that define this period property. The spacious reception rooms provide versatile spaces for relaxation and entertainment. Whether it's unwinding with a book or hosting friends and family, these rooms offer a warm and inviting atmosphere.

The kitchen is well-appointed, with ample storage and workspace for all your culinary needs. Adjacent to the kitchen, the dining area provides a comfortable space to enjoy meals and gatherings with loved ones. Outside there is a delightful courtyard, a private outdoor oasis perfect for al fresco dining or simply enjoying some fresh air.

Upstairs, you will find two beautifully presented bedrooms, each offering a tranquil retreat at the end of a busy day. The natural light flooding through the windows further enhances the warm and cosy ambiance of these rooms. Additionally, there is a utilised loft room, providing a versatile space that can be used as a home office, guest room, or playroom, catering to your specific needs.

Overall, this spacious home provides an ideal first step on the property ladder!

○ Directions

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○ Room Description

Entrance Vestibule

A small entrance vestibule brings you into the lounge.

Lounge

14' 11" x 14' 5" (4.55m x 4.39m)

The property boasts a spacious bay fronted lounge with a beautiful feature fireplace. Coving. Large opening through to the dining room.

Dining Room

12' 8" x 10' 10" (3.86m x 3.30m)

Ample space for dining table and chairs. Radiator. Double glazed window to the rear elevation. Stairs rising to the first floor with storage beneath.

Kitchen

11' x 6' 10" (3.35m x 2.08m)

The kitchen is well appointed with a range of wall and base units with complimentary worktops above. Integrated oven with separate gas hob and extractor hood above. Stainless steel sink with mixer tap. Tiled splashbacks. Space and plumbing for a washing machine. Door through to the bathroom. Double glazed window to the side elevation.

Bathroom

Panel bath with shower above, low level w.c. and pedestal sink. Obscured double glazed window to the rear elevation.

Upstairs Landing

Stairs rising to the loft room.

Bedroom 1

13' 5" x 12' 4" (4.09m x 3.76m)

Generous double bedroom with built in storage. Radiator. Double glazed window to the front elevation.

Bedroom 2

12' x 10' 5" (3.66m x 3.17m)

Double bedroom with double glazed window to the rear elevation. Radiator.

Loft Room

16' 11" x 12' 3" (5.16m x 3.73m)

Velux windows. Storage built into the eaves. Fully boarded.

Outside

The property has a fully enclosed rear courtyard with gate providing access to the service lane.

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

	Signature	Date
Ross Ellis	<i>Ross Ellis</i>	06/10/2023
Mr I.D. Luya		