



Connells

Weston Park Road
Plymouth



Property Description

Located in the popular residential area of Peverell is this SIX BEDROOM HMO period Mid Terrace house perfectly positioned close to Hyde Park with a selection of shops and popular primary schools. The property is centrally located with easy access to Mutley Park, Plymouth City Centre and the leisure facilities found at Central Park. The accommodation itself comprises Six Bedrooms, Kitchen/Diner, and Two Shower Rooms. Each bedroom benefits from having fitted wardrobes and the rooms to the front have the added bonus of having views out towards Central Park. This property would be an ideal investment opportunity and needs to be viewed at your earliest opportunity!

Entrance

Doors to kitchen/diner and shower room.
Stairs rising to the first landing.

Lounge

15' 7" x 10' 11" (4.75m x 3.33m)
Double glazed window to the rear. Electric radiator. carpet.

Kitchen/Diner

29' 9" x 10' 1" (9.07m x 3.07m)
Fitted kitchen. Boiler. Double glazed window to the side. Tiled floor. Access to garden.

Shower Room

Shower cubicle. Wash hand basin. W.C.



First Floor Landing

Doors to four bedrooms and shower room.
Stairs rising to the second floor.

Bedroom One

16' 9" x 13' 10" (5.11m x 4.22m)

Double glazed bay window to the front. Fitted wardrobe. Radiator. Carpet.

Bedroom Two

14' 1" x 11' 9" (4.29m x 3.58m)

Double glazed window to the rear. Coving. Radiator. Fitted wardrobe. Carpet.

Bedroom Three

10' 1" x 17' 6" (3.07m x 5.33m)

Double glazed bay window to the front with views out over Central Park. Fitted wardrobe. Sink unit. Radiator. Carpet.

Bedroom Four

6' 7" x 9' 6" (2.01m x 2.90m)

Double glazed window to the front. Fitted wardrobes. Carpet.

Second Floor Landing

Doors to bedrooms five and six.

Bedroom Five

14' 6" x 12' 1" (4.42m x 3.68m)

Double glazed window to the rear. Fitted wardrobe. Radiator. Sink unit. Carpet.

Bedroom Six

10' 8" x 10' (3.25m x 3.05m)

Double glazed window to the rear. Radiator. Carpet. Fitted wardrobe.

Outside

To the rear of the property there is an enclosed courtyard garden.

Garage

The property also has the added bonus of having a garage to the rear of the property, accessed via the service lane.









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.

To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: D

view this property online [connells.co.uk/Property/PLH308945](https://www.connells.co.uk/Property/PLH308945)

Tenure: Freehold



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: PLH308945 - 0004