



**Connells**

Stuart Road  
Plymouth



## Property Description

\*\*\*SUBSTANTIAL PERIOD PROPERTY CONVERTED INTO THREE SEPARATE SELF CONTAINED UNITS & DOUBLE GARAGE, BEING OFFERED TO MARKET WITH NO ONWARD CHAIN\*\*

Situated in a desirable central location of Stoke within a short walk to Plymouth City Centre, Plymouth University and Plymouth College of Art. Whilst maintaining easy access to the A38 and all Local commuter links.

Steeped in character the highly maintained accommodation comprises of;-

- One Double Bedroom on the ground floor.
- One Double Bedroom on the first floor
- Two Bedroom on the lower ground floor with private access.

The property has been fitted with thermal insulation on the exterior walls and has acoustic separation between every level.

Externally you will find an outside store which could be converted to outside space & Double garage with electric door.

The property has been owned by the current owners for a long period and has been consistently let out to professional's full time.

With Rental Potential of c.£27,000 this is an enviable turn-key investment, Internal

Viewings Are Strongly Advised!

## Basement Flat

### Kitchen/ Diner

19' 9" x 8' 3" ( 6.02m x 2.51m )

The Kitchen comprises of; double glazed window to the side, white fitted kitchen, white radiator and door to store.

### Bedroom One

12' 5" x 10' 2" ( 3.78m x 3.10m )

The double Bedroom features a double glazed bay window to the front of the property.

### Bedroom Two

12' 8" x 9' 5" ( 3.86m x 2.87m )

The second Bedroom features a double glazed window to the rear of the property and built in storage.

## Shower Room

The Shower Room comprises of; shower and wash hand basin.

## Wc

There is a separate WC.

## Store Room

24' 4" x 6' 9" ( 7.42m x 2.06m )

Store Room to the side of the property.

## Garage

The double Garage can be accessed by an electric door.

## Ground Floor Flat

### Lounge

17' 8" x 13' 3" ( 5.38m x 4.04m )

The Lounge features a double glazed bay window to the front of the property, fitted carpets, ceiling light and fireplace.

### Kitchen

13' 3" x 8' 8" 5 ( 4.04m x 2.64m 5 )

The fitted kitchen features a window to the side of the property.

### Bedroom Four

14' 8" x 10' 1" ( 4.47m x 3.07m )

The fourth Bedroom features a window to the rear of the property and built in storage.

### Bathroom

The Bathroom compromises of; double glazed window to the rear of the property, bath, WC and wash hand basin.

### Wc

There is a separate WC.

## First Floor Flat

### Lounge

17' 9" x 14' 2" ( 5.41m x 4.32m )

The Lounge features two double glazed windows to the front of the property, fitted carpets, ceiling light and fireplace.

### Kitchen

13' 3" x 8' 8" 5 ( 4.04m x 2.64m 5 )

The fitted Kitchen has a double glazed window to the side of the property.

### Bedroom Three

14' 2" x 11' 2" ( 4.32m x 3.40m )

The third Bedroom features a double glazed window to the rear of the property as well as built in storage.

### Bathroom

The Bathroom compromises of; double glazed window to the rear of the property, bath, WC and wash hand basin.

### Wc

There is a separate WC with a double glazed window to the side.









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

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/PLH309495](https://www.connells.co.uk/Property/PLH309495)**

Tenure: Freehold



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