



Connells

St. Leonards Road
Plymouth



Property Description

Notice Of Offer

Property Address: 72 St. Leonards Road

We advise that an offer has been made for the above property in the sum of £100,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 32 Mannamead Road,
Plymouth, PL4 7AA

Agents Telephone Number: 01752 664357

Offered to market with no onward chain

This spacious and Two Bedroom First Floor Flat located in a popular Central location. The property is within easy reach of Local Shops, Schools, Plymouth City Centre and Commuter Links.

In need of some modernisation throughout this would suit any buyer looking for an affordable yet charming flat to make their own.

There are lot of benefits to this wonderful home one of which is its own its own Private entrance to the side and the shared outdoor space.

Briefly comprises of Two Bedrooms, Living Room, Family Bathroom and Modern

Contemporary Kitchen.

Early Viewings Advised.

Hall

The tiered Hall features built in storage as well as access to the loft.

Lounge

14' 8" 6 x 11' 3" (4.47m 6 x 3.43m)

The Lounge features a double glazed bay window over the front of the property, floorboards, ceiling light and radiator.

Kitchen

11' 8" 4 x 8' 9" 8 (3.56m 4 x 2.67m 8)

The Kitchen compromises of; double glazed window to the side and rear of the property, tiled flooring, matching wall and base units, sink, electric hob, extractor fan, boiler, tiled splashback, ceiling light and stairs to rear access.

Bedroom One

12' 3" x 11' 2" 7 (3.73m x 3.40m 7)

The double Bedroom features a double glazed rear window, ceiling light and radiator.

Bedroom Two

5' 6" 1 x 8' 9" 1 (1.68m 1 x 2.67m 1)

The second Bedroom features a double glazed window at the front of the property, radiator and ceiling light.

Bathroom

The Bathroom comprises of; double glazed window to the side of the property, vinyl flooring, bath, WC, wash hand basin, heated towel rail.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/MPL311642

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: MPL311642 - 0004