



Connells

Edgar Terrace
Plymouth



Property Description

****No Onward Chain**** Situated within one of the City's most popular Central locations, this well-presented and deceptively spacious Three bedroom Victorian family home. Benefiting from two reception rooms, downstairs W.C, private enclosed rear garden, loft room & modern fitted kitchen. Book your viewing today!

Located within easy reach to a host of local amenities, prestigious schools, local parks, Plymouth College and transport links. This is the perfect home for any growing family.

You enter the residences elegant hallway leading you to the two main reception rooms. With a spacious lounge to front of the property and versatile dining room.

To the rear of the property is a well-appointed kitchen, which comprises a range of matching wall and base units and integral appliances. To complete the downstairs is an additional W.C with wash hand basin.

Up to the first floor is home to three bedrooms and convenient storage space to the back of the property, but could be easily utilised as office space. There is a well-appointed family shower room comprising; Walk in shower cubicle, wash hand basin & W.C.

From the first floor landing, there is a fixed ladder leading to the loft room. There is two windows to front, one window to the rear.

Externally has a private enclosed rear garden accessed from the kitchen.

Internal Viewings Advised!

Lounge

11' 10" extending to x 14' 5" (3.61m extending to x 4.39m)

Double glazed bay window to front aspect, carpet flooring, feature fireplace with stone surround, radiator. Opening to;

Dining Room

9' 7" x 11' 11" (2.92m x 3.63m)

Double glazed window to rear aspect, carpet flooring, radiator and ceiling light.

Kitchen

8' 1" x 15' 3" (2.46m x 4.65m)

Patio doors to the rear, two Velux windows above. Well appointed fitted kitchen with matching wall and base units with work surface over, plumbing for washing machine, integrated dryer, integrated dishwasher, integrated electric oven with gas five-ring burning hob, extractor over.

Downstairs W.C

Bedroom One

12' x 13' 6" (3.66m x 4.11m)

Double glazed window to front aspect, carpet flooring, radiator, ceiling light.

Bedroom Two

8' 5" x 11' 4" (2.57m x 3.45m)

Double glazed window to rear aspect, carpet flooring, radiator & ceiling light.

Bedroom Three

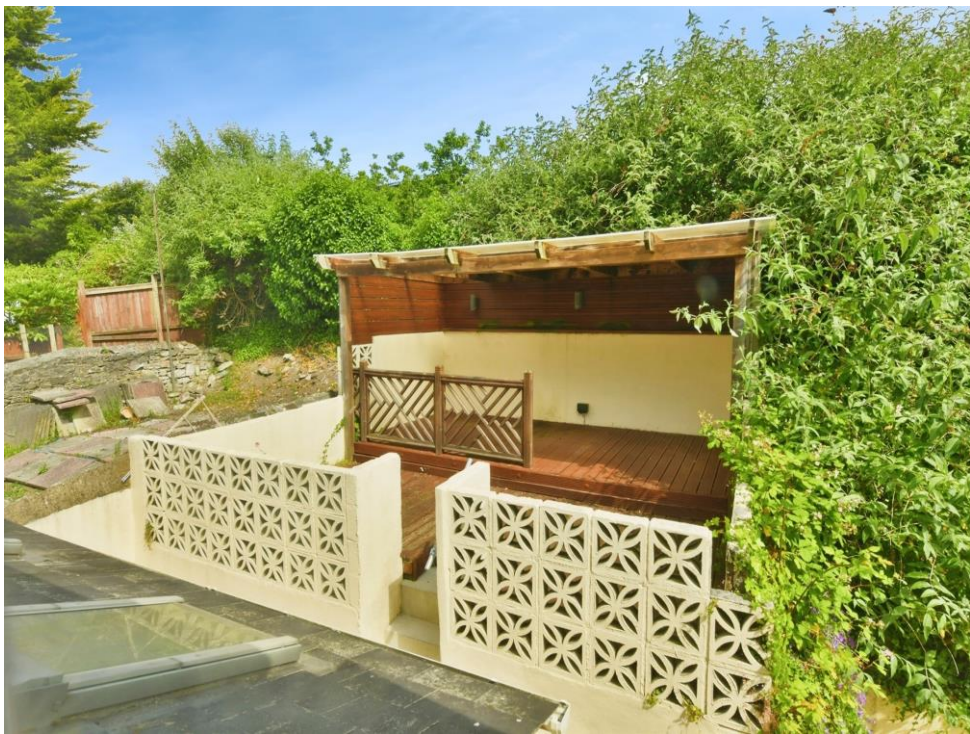
4' 5" x 8' 3" (1.35m x 2.51m)

Double glazed window to front aspect, carpet flooring and ceiling light.

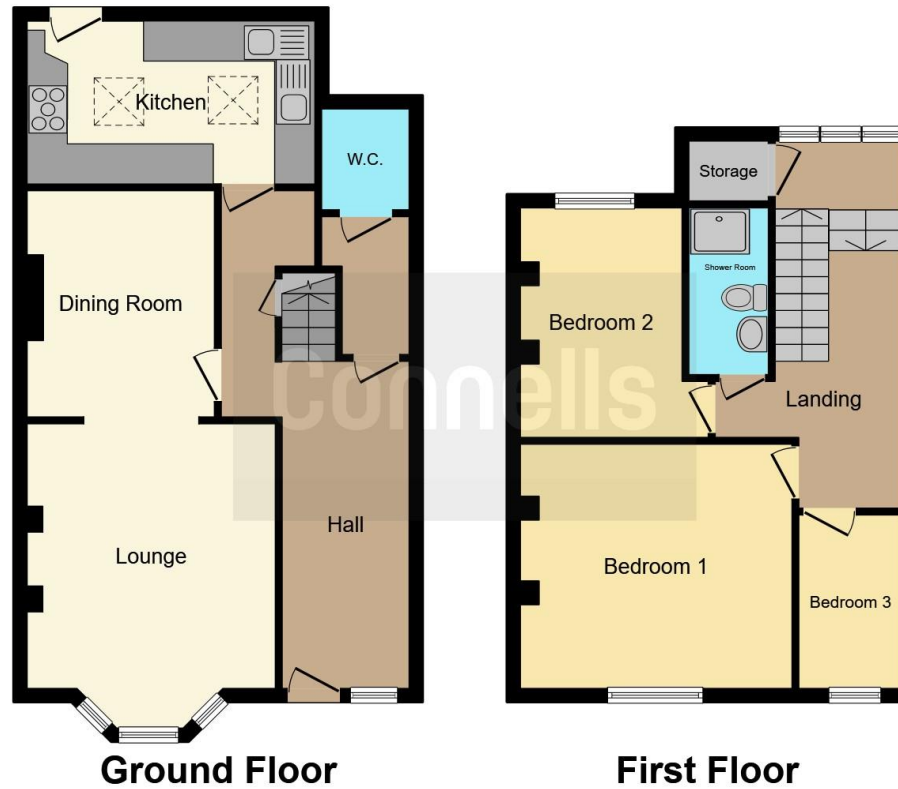
Shower Room

Storage









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.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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