



**Connells**

St. Boniface Close  
Plymouth





## Property Description

**\*\*No Onward Chain\*\*** A rare opportunity to acquire this delightful Two bedroom home, nestled within a sought after & tranquil community.

With its desirable location within a private community, residents can enjoy the security while still being conveniently located to local amenities, transport links, and recreational facilities. This would suit any buyer looking for an affordable yet charming property to make their own.

As you enter the home you will find a spacious living room with a feature fireplace, double glazed window to the front aspect creating a light and airy room. Through to a well-appointed kitchen in need of updating, fitted with a range of wall and base units.

However, the true gem of this property awaits beyond the kitchen. Where you will find a conservatory leading to a beautiful level garden, landscaped to create a tranquil oasis of greenery and serenity.

Upstairs you will find two double bedrooms, with the master benefiting from a built in cupboard. To complete the home is a wet room, which could be easily converted back to a shower room.

Externally there is allocated parking to the front of the home.

## Lounge

16' 1" x 12' 6" ( 4.90m x 3.81m )

Double glazed windows to front aspect, fireplace, carpet and stairs to first floor

## Kitchen

12' 6" x 7' 6" ( 3.81m x 2.29m )

Double glazed window to rear aspect and door to conservatory

## Conservatory

10' 8" x 9' 3" ( 3.25m x 2.82m )

Door to garden

## Bedroom One

12' 5" x 7' 3" ( 3.78m x 2.21m )

Double glazed window to rear aspect, built in wardrobe and carpet

## Bedroom Two

12' 6" x 8' 5" ( 3.81m x 2.57m )

Double glazed window to front aspect, built in cupboard and carpet

## Bathroom

Wet room, hand basin and W.C.













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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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