



Connells

Eggbuckland Road
Plymouth



Property Description

As you enter the property, stunning lounge with far reaching views, convenient separate W.C and first of four good sized bedrooms. On the first floor you will find a further three bedrooms, two to the front of the property and one to the rear with far reaching views over large areas of Plymouth and Moorland. A substantial and modern shower room can also be found.

On the lower ground floor, and completing this fantastic family home and the real heart of this property, is a immaculate and impressive kitchen diner with built in appliances, wall and floor units and induction hob. flowing effortlessly into the tiered rear garden and access to garage, completing this versatile abode.

The property is set within the sought after location of Eggbuckland, offers good access in and out of Plymouths city centre via car and equally on many bus routes, Near highly regarded primary and secondary schools whilst maintaining walking distance to a plethora of cafes, shops and pubs competing this cosy family home.

Early viewing advised.

Lower Ground Floor

Kitchen/Diner

12' 9" x 26' (3.89m x 7.92m)

Ground Floor

Lounge

13' 1" x 16' 7" (3.99m x 5.05m)

Wc

6' 5" x 2' 6" (1.96m x 0.76m)

Bedroom 3

7' 8" x 12' 2" (2.34m x 3.71m)

First Floor

Bedroom 1

11' 1" x 8' 8" (3.38m x 2.64m)

Shower Room

6' 3" x 7' (1.91m x 2.13m)

Bedroom 2

6' 5" x 12' 8" (1.96m x 3.86m)

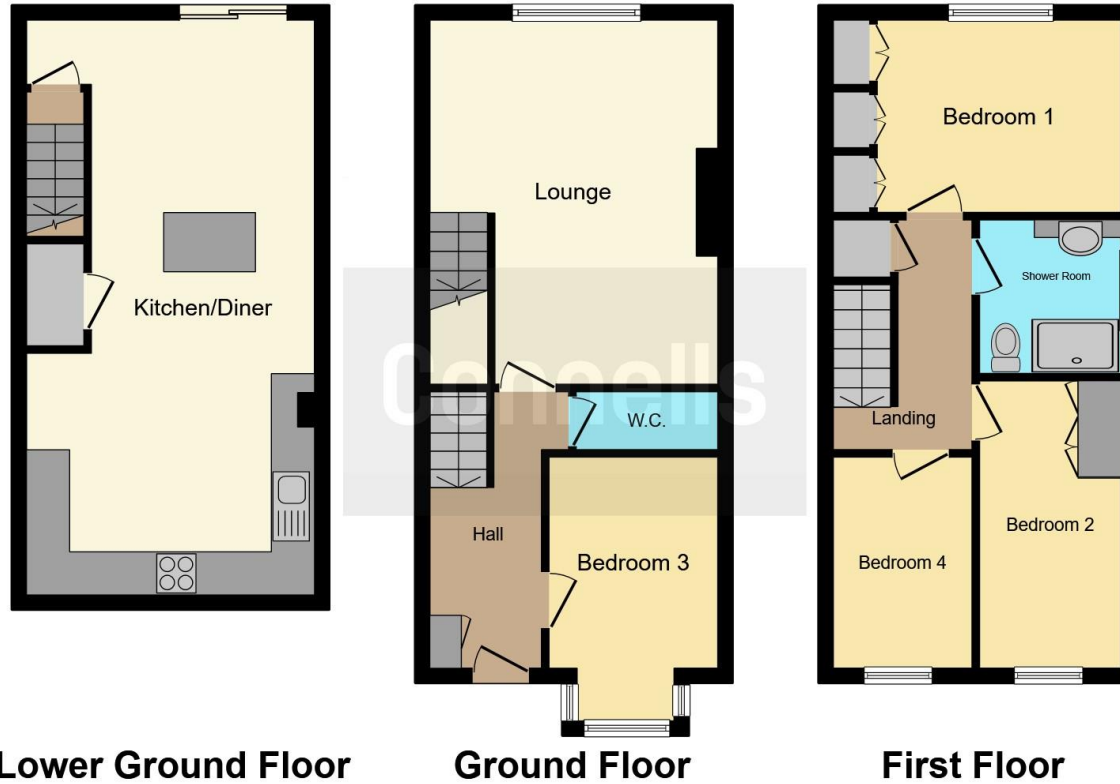
Bedroom 4

6' 3" x 9' 6" (1.91m x 2.90m)









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

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

view this property online connells.co.uk/Property/PLH310575

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: PLH310575 - 0006