



**Connells**

Flat 2 Chudleigh Road  
Plymouth



### Property Description

A two bedroom apartment with garden. Situated in the popular residential area of period terraced houses and converted apartments, with accommodation comprises:- Communal entrance, first floor landing, sitting room, kitchen dining room, two bedrooms, one double and one decent single, bathroom with separate shower cubicle. uPVC double glazed windows and gas fired central heating to radiators - the property will be offered with VACANT POSSESSION.

Situated close to the city centre with its vast array of shops and cafes/restaurants all within walking distance of the property, Plymouth University is a short walk from the property to add to the properties appeal.

### Lounge

10' 8" x 13' 9" ( 3.25m x 4.19m )

### Kitchen/Dining Room

9' 6" x 15' 4" ( 2.90m x 4.67m )

### Bedroom One

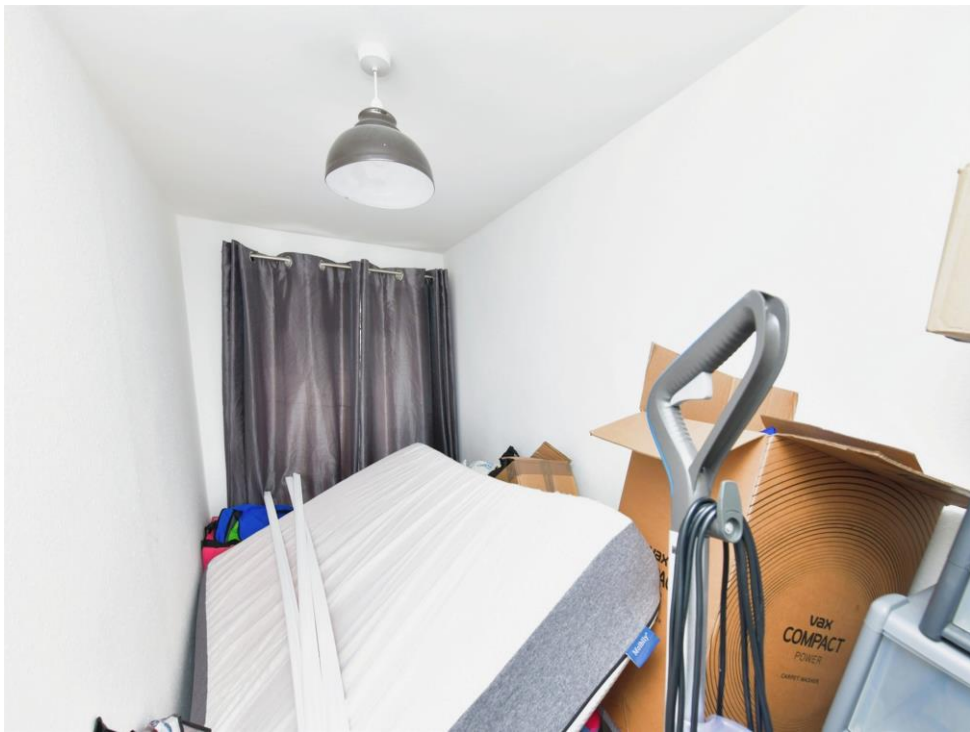
9' 7" x 15' 4" ( 2.92m x 4.67m )

### Bedroom Two

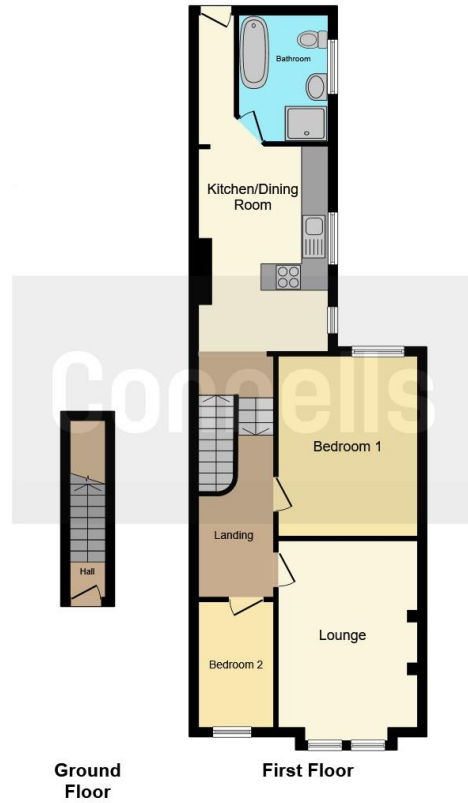
5' 1" x 9' 4" ( 1.55m x 2.84m )

### Bathroom









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)

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH311292](http://connells.co.uk/Property/PLH311292)**

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: PLH311292 - 0002