



Connells

Brandon Road
Plymouth



Property Description

Situated in a popular residential area, close to the Laira Green primary school and the highly regarded Lipson Cooperative Academy. The property has been tastefully decorated throughout with accommodation comprising entrance, living room, kitchen with built in and free standing appliances, on the first floor, off the landing is a substantial double bedroom and large single bedroom and bathroom/w.c., Outside the property has a rear courtyard and to the front is an ample sized front garden , which is enclosed and mainly laid to lawn.

Laira is named after the part of the Estuary of the River Plym located close by, with its heritage trail around Blagdon Meadow. located close by is Plymouth Amateur rowing club. With easy access to the City Centre and A38 making Exeter and the surrounding towns easily accessible.

This property has also had a recent EPC certificate granted on 4th August this year and a current Gas Safety certificate which has had a full maintenance check carried out in July 2024 where a boiler certificate can be provided.

BOOK YOUR VIEWING NOW.

Ground Floor

Lounge

11' 2" x 13' 6" (3.40m x 4.11m)

Kitchen

14' 5" x 8' 2" (4.39m x 2.49m)

First Floor

Bedroom One

14' 2" x 12' 6" (4.32m x 3.81m)

Bedroom Two

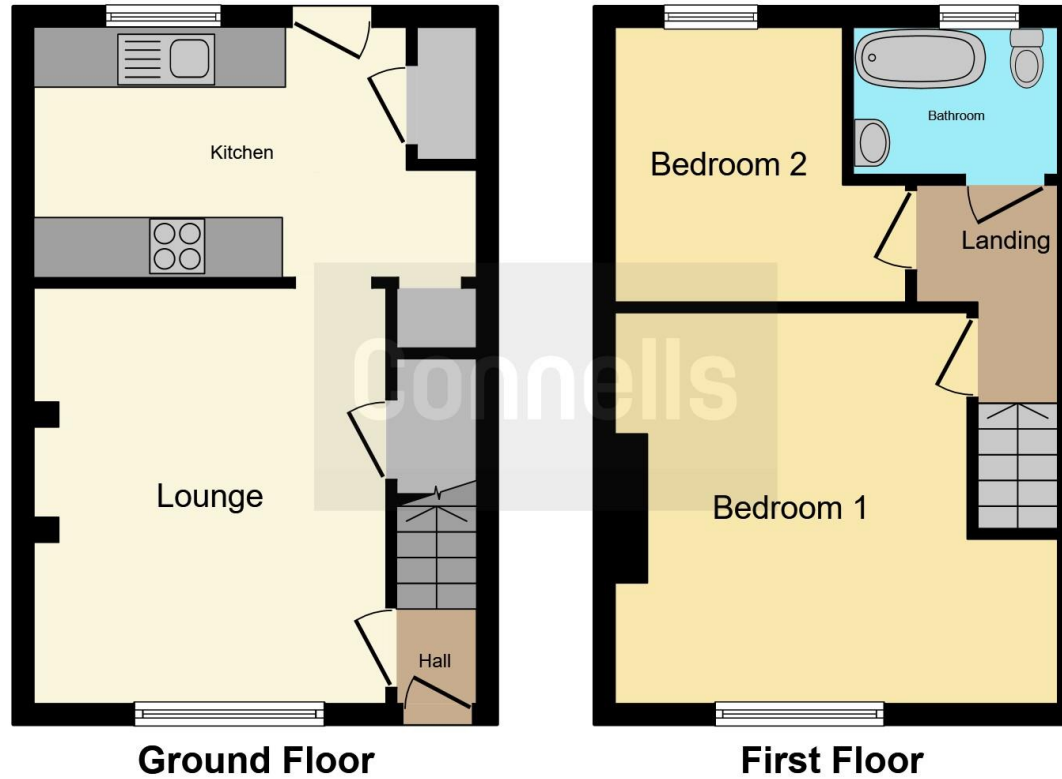
7' 4" x 8' 7" (2.24m x 2.62m)

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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/PLH311422

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.

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