



Connells

Lanhydrock Road
Plymouth



Property Description

This two bedroom period terraced house overlooking the park, set on an elevated position in this popular residential area, with accommodation comprising:- Entrance hall, sitting room, dining room open to the kitchen, shower room/W.C. On the first floor is a landing with access to a room that the current owner uses as a living room / study which was formerly two bedrooms, main double bedroom, study with paddle staircase up to a substantial attic room, enclosed rear courtyard. On street parking to both rear, gas fired heating and uPVC double glazing throughout. To the roof of the property there are four solar panels and alarms fitted within the property.

Overlooking Tothill Park, this property is close to local shops and amenities, with easy access to the city centre such a bus routes.

Ground Floor

Kitchen/Dining Room

19' 3" x 10' 7" (5.87m x 3.23m)

Reception Room

10' 4" x 10' 8" (3.15m x 3.25m)

First Floor

Bedroom 1

16' 4" x 14' 4" (4.98m x 4.37m)

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Second Floor

Loft Room

13' 9" x 23' 8" (4.19m x 7.21m)









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: E

Tenure: Freehold

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