



Connells

Dale Road
Plymouth



Property Description

An exciting opportunity to acquire this well-presented four bedroom mid-terrace family home, situated in the popular central location of Ford Park. This home benefits from three double bedrooms, one single bedroom, two reception rooms, two bathrooms, W.C., conservatory and easy on-street parking.

As you enter this property, you have a substantial light and airy lounge with a beautiful bay window, a separate good-sized dining room perfect for socialising, a shower room comprising a walk-in shower and a separate W.C. a large modern kitchen with matching wall and base units and built-in appliances with door leading to a bright conservatory/utility with access to a rear courtyard.

On the first floor of this home, you will find three sizeable double bedrooms, one with a bay window bringing in ample natural day light and one with built-in wardrobes, a good-sized single bedroom and a family bathroom comprising bath with overhead shower, hand basin and W.C. completing this home.

Externally, this property benefits and offers a rear courtyard, a low-maintenance front garden and easy on-street parking.

This property is close to a host of local amenities such as shops and restaurants and is a stone's throw away from Plymouth city centre and Plymouth University and provides easy access to main transport links.

This property offers an attractive opportunity to acquire a well-presented property to create a wonderful home, appealing to a wide range of buyers.

Ground Floor

Lounge

15' 4" x 14' 4" (4.67m x 4.37m)

Dining Room

12' 10" x 12' 3" (3.91m x 3.73m)

Kitchen/Breakfast Room

10' 7" x 16' 1" (3.23m x 4.90m)

Shower Room

W.C.

Conservatory/Utility

10' 2" x 7' 5" (3.10m x 2.26m)

First Floor

Bedroom One

12' 4" x 14' 5" (3.76m x 4.39m)

Bedroom Two

12' 9" x 12' 6" (3.89m x 3.81m)

Bedroom Three

9' 6" x 16' 3" (2.90m x 4.95m)

Bedroom Four

6' 5" x 9' 3" (1.96m x 2.82m)

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

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH312277



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: PLH312277 - 0003