



**Connells**

Wesley Place  
Mutley Plymouth

# Wesley Place Mutley Plymouth PL3 4RF

for sale  
**£200,000**



## Property Description

An exciting opportunity to acquire this immaculate two bedroom mid-terrace family home, situated in the popular residential area of Peverell. This property benefits from two double bedrooms, lounge, kitchen/diner, utility, bathroom, rear courtyard and easy on-street parking.

As you enter this well-presented home, you have a spacious bright and airy lounge with fireplace and ample under stair storage as well as an open plan kitchen/diner with modern kitchen units and built-in appliances, this home also benefits from a separate utility room through the lounge with access to a private rear courtyard.

On the first floor, you have two generous-sized double bedrooms and a sizeable family bathroom comprising bath, walk-in shower, hand basin and W.C.

Externally, this property offers a private rear courtyard 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 the city centre and provides easy access to main transport links and Plymouth University.

**BOOK YOUR VIEWINGS NOW!**

## Ground Floor

### Lounge

11' 9" x 12' 3" ( 3.58m x 3.73m )

### Kitchen/Diner

11' 4" x 10' 7" ( 3.45m x 3.23m )

### Utility

8' x 9' 8" ( 2.44m x 2.95m )

## First Floor

### Bedroom One

14' 1" x 11' 7" ( 4.29m x 3.53m )

### Bedroom Two

8' 9" x 11' 9" ( 2.67m x 3.58m )

### 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)

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32 Mannamead Road  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312302](http://connells.co.uk/Property/PLH312302)**



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.

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Property Ref: PLH312302 - 0002