







## Property Description

Welcoming to market is this immaculately presented three bedroom Victorian family home, situated within one of the city's most favoured residential areas. Benefiting from a lounge, kitchen/dining room, utility room, three bedrooms, shower room and a decked rear courtyard. A MUST SEE!

Located in St Jude's within easy reach to a host of local amenities, well-regarded schools, local parks, Plymouth University and main transport links. This is the perfect home for any growing family.

You enter this home through a hallway which leads you to a spacious lounge with a beautiful bay window and fire place, followed by a well-appointed kitchen/diner with modern wall and base units with built-in appliances. As you make your way through the property you have a separate utility room with access to a decked rear courtyard, followed by a modern shower room comprising walk-in shower, hand basin and W.C. completing this floor.

On the first floor of this well-presented home, you have two sizeable double bedrooms with the primary bedroom benefiting from a stunning bay window and built-in wardrobes and further versatile single bedroom can be found on this floor, which could be used as an office, perfect for those who work from home.

Externally, this property offers a private enclosed decked rear courtyard with access to the rear service lane.

BOOK YOUR VIEWINGS NOW!

## Ground Floor

### Lounge

13' 1" maximum x 15' 1" maximum ( 3.99m maximum x 4.60m maximum )

### Kitchen/Dining Room

10' 7" x 13' 6" ( 3.23m x 4.11m )

### Utility

7' 1" x 10' ( 2.16m x 3.05m )

### Shower Room

## First Floor

### Bedroom One

10' 5" maximum x 15' 4" maximum ( 3.17m maximum x 4.67m maximum )

### Bedroom Two

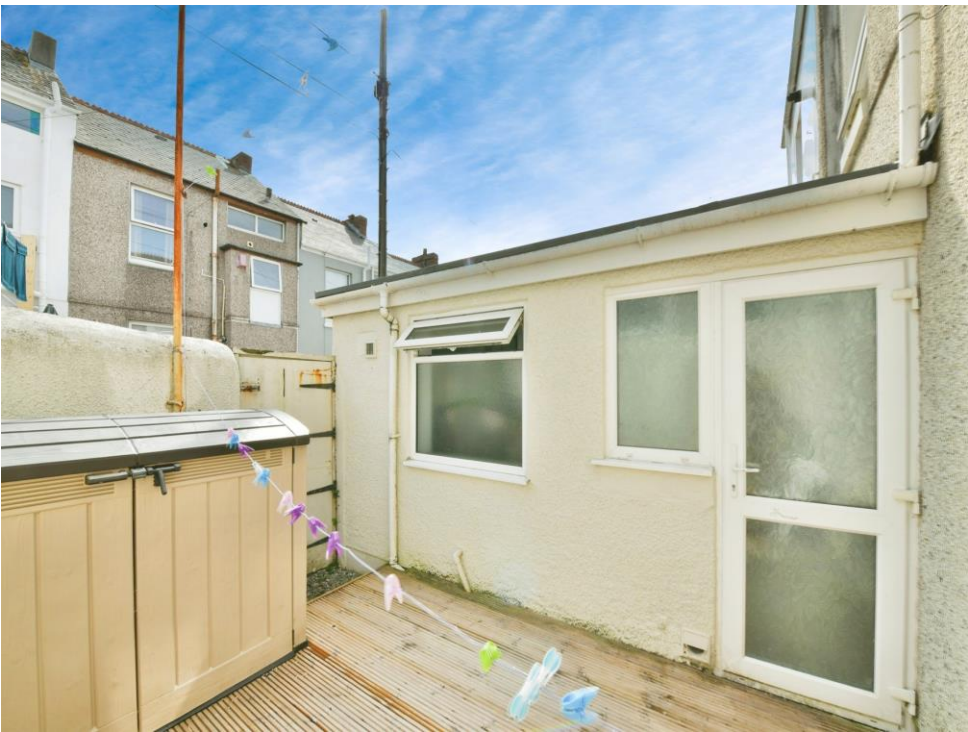
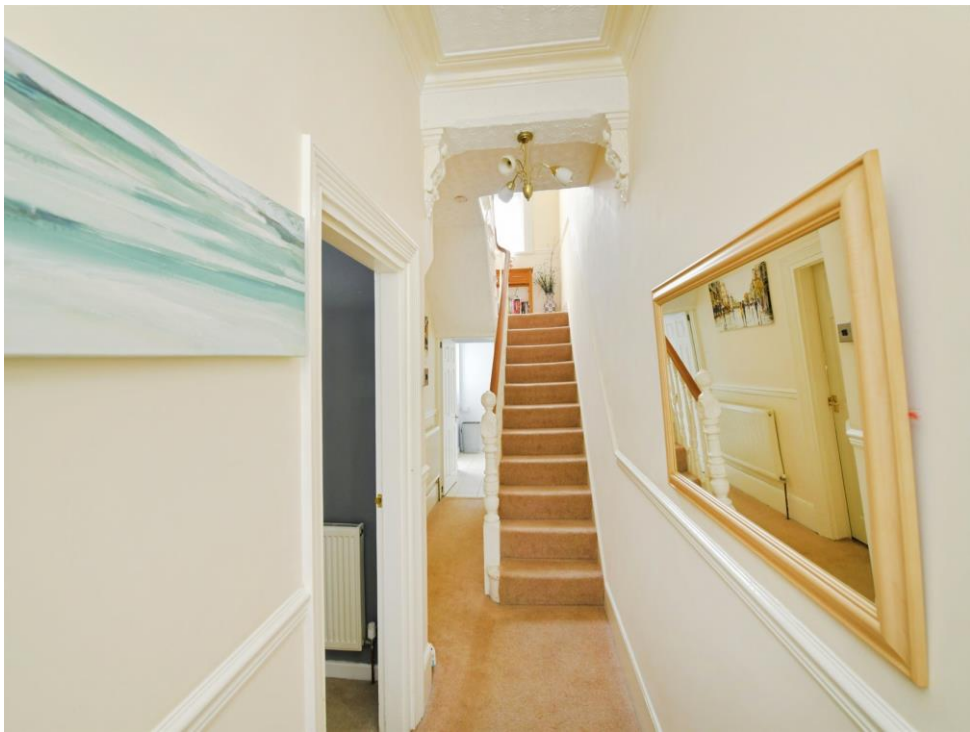
10' 7" x 13' 5" ( 3.23m x 4.09m )

### Bedroom Three

5' 4" x 8' 9" ( 1.63m x 2.67m )











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

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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