



Connells

Fellows Place
Plymouth



Property Description

Welcoming to the market is the exciting opportunity to acquire this charming four bedroom Victorian end of terrace family home, beautifully arranged over four floors. Benefiting from four double bedrooms, three reception rooms, three bathrooms, kitchen, utility, garden room, front courtyard garden, rear garden and garage.

As you enter this immaculate home, you have a substantial lounge with stunning multi-fuel burner, a separate spacious dining room and shower room, comprising walk-in shower, hand basin and W.C.

Following on the show home condition, on the basement level you have a spacious breakfast room which flows effortlessly into a large well-appointed kitchen with matching wall and base units, followed by a generous-sized garden room and access to a low-maintenance rear garden. This floor also benefiting from a separate utility room, which also provides access to the rear garden.

On the first floor you have two of four beautiful double bedrooms with the primary bedroom benefiting from its own en-suite.

Completing this well-presented home, on the second floor you have the remaining two double bedrooms, with ample storage and family bathroom, comprising free-standing bath, hand basin and W.C.

Externally, this beautiful property offers a

well-maintained low-maintenance front courtyard garden, rear garden and garage.

This sale offers an attractive opportunity to acquire a stunning property and create a wonderful home in a very desirable area of the city.

Lower Ground Floor

Breakfast Room

12' 5" maximum x 14' 4" maximum (3.78m maximum x 4.37m maximum)

Kitchen

11' x 13' 6" (3.35m x 4.11m)

Utility Room

6' 2" x 12' 2" (1.88m x 3.71m)

Garden Room

8' 6" x 10' 10" (2.59m x 3.30m)

Ground Floor

Lounge

13' 9" maximum x 12' 10" maximum (4.19m maximum x 3.91m maximum)

Dining Room

12' 6" x 13' 6" (3.81m x 4.11m)

Shower Room

First Floor

Bedroom One

19' 5" maximum x 13' 6" maximum (5.92m maximum x 4.11m maximum)

En-Suite

Bedroom Two

12' 8" x 13' 6" (3.86m x 4.11m)

Second Floor

Bedroom Three

12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom Four

12' 8" x 8' 10" (3.86m x 2.69m)

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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PLH312644



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: PLH312644 - 0003