



**Connells**

Terra Nova Green  
Plymouth



### Property Description

Welcoming to the market is the exciting opportunity to acquire this well-presented two bedroom first floor flat, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, shower room, balcony and on-street parking.

Located centrally in Milehouse, close to a host of local amenities, well-regarded schools, local parks and a stone's throw away from the city centre and Plymouth train station as well as offering easy access to the A38 and main transport links.

As you enter this property, you are welcomed with a well-appointed matching wall and base units with built-in appliances with access to your own private balcony, followed by a substantial lounge, two spacious good-sized double bedrooms and a shower room comprising walk-in shower, hand basin and W.C. completing this home. Ample storage space can also be found throughout.

Externally, this property offers on-street parking.

This property is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

**BOOK YOUR VIEWINGS NOW!**

### Lounge

11' 2" x 16' 8" ( 3.40m x 5.08m )



### Kitchen

10' 9" x 11' 7" ( 3.28m x 3.53m )

### Bedroom One

11' 1" x 12' 3" ( 3.38m x 3.73m )

### Bedroom Two

10' 7" x 11' 1" ( 3.23m x 3.38m )

### Shower Room

### Balcony









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)

To view this property please contact Connells on

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**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
PLYMOUTH PL4 7AA

EPC Rating: C  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
1098.60

Tenure: Leasehold

**[view this property online connells.co.uk/Property/PLH312617](http://www.connells.co.uk/Property/PLH312617)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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