



Connells

Constance Place
Plymouth



Property Description

Welcoming to the market is the exciting opportunity to acquire this charming two bedroom property, situated in a prime central location. Benefiting from two double bedrooms, open-plan lounge/diner, kitchen, two bathrooms including an en-suite and allocated parking.

Located in a popular residential location, close to a host of local amenities, well-regarded schools, local parks and a stone's through from the city centre and train station and provides easy access to main transport links.

As you enter this stunning property, you have a beautiful open-plan lounge/diner which leads off to a modern kitchen with matching wall and base units and built-in appliances. The second double bedroom can also be found on this floor as well as a modern tiled bathroom comprising bath with overhead shower, hand basin and W.C.

Continuing the showhome condition, on the first floor you have a spacious primary bedroom with built-in wardrobe space and an en-suite comprising walk-in shower, hand basin and W.C.

Externally, this property offers allocated parking.

This property offers an attractive opportunity to acquire an immaculate property and make a wonderful home or investment, appealing to

a wide range of buyers.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge/Diner

19' 8" maximum x 19' 6" maximum (5.99m maximum x 5.94m maximum)

Kitchen

10' 4" maximum x 6' 2" maximum (3.15m maximum x 1.88m maximum)

Bedroom Two

11' 8" maximum x 10' 1" maximum (3.56m maximum x 3.07m maximum)

Bathroom

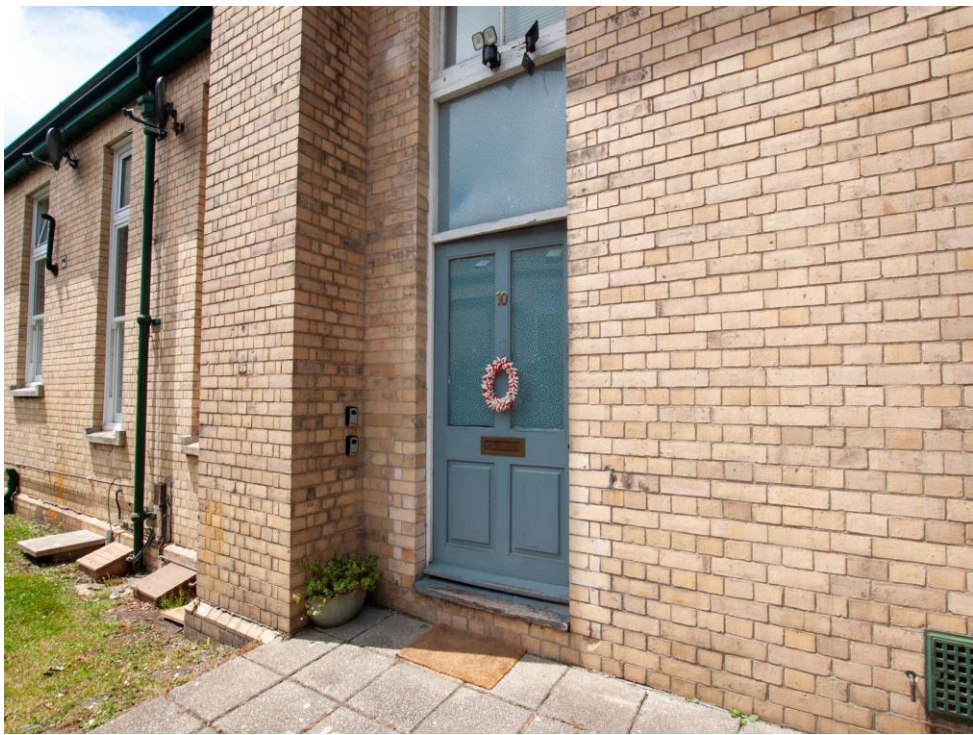
First Floor

Bedroom One

19' 8" maximum x 14' 11" maximum (5.99m maximum x 4.55m maximum)

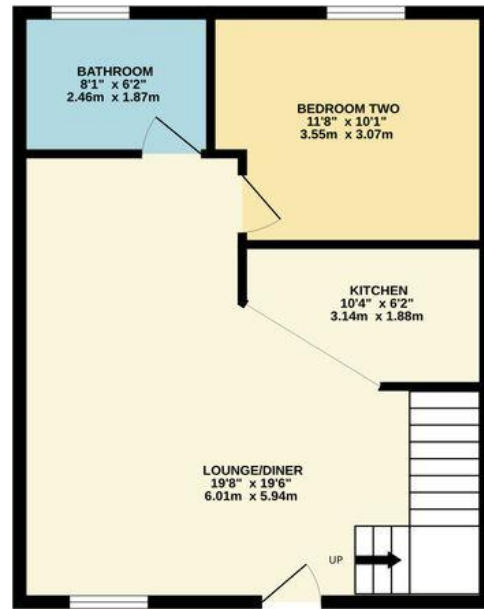
En-Suite



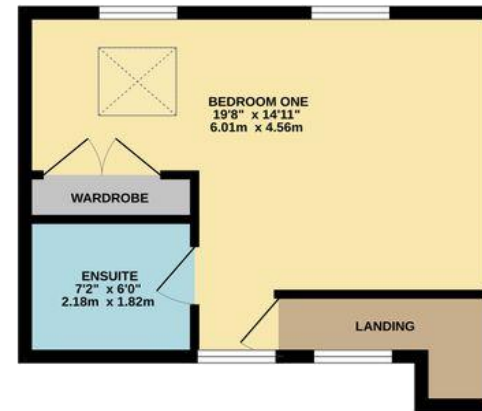




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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: E Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/PLH312671](https://www.connells.co.uk/Property/PLH312671)



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: PLH312671 - 0004