



**Connells**

Cornwall Street  
Devonport Plymouth





## Property Description

An exciting opportunity to acquire this charming three bedroom terraced family home, offering showhome condition throughout. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen/diner, shower room, downstairs W.C. and rear garden.

Located within a prime central location, offering access to a host of local amenities including array of shops, cafes, doctors' surgery, pharmacy and public houses whilst being a short distance to the city centre, the historic Barbican and Plymouth Hoe.

This stunning property comprises; an entrance hall, a light and airy spacious lounge with a beautiful box bay window and floor to ceiling windows, a modern and contemporary kitchen/diner with modern matching wall and base units and appliances and access directly to the rear garden and downstairs W.C.

Continuing the immaculate condition of this home, on the first floor there are two good-sized double bedrooms with the main bedroom benefiting from a box bay window with floor to ceiling windows, a further single bedroom and a completely newly installed modern family shower room comprising walk-in shower, hand basin and W.C.

Externally this property benefits from a large rear garden, perfect for enjoying the sun in the summer months and communal parking to the front.

All light fittings, curtain & curtain poles, fridge/freezer, washing machine and dishwasher are all included in the sale. Other items are available subject to agreement with the seller.

A MUST VIEW!

## Ground Floor

### Lounge

13' 3" maximum x 17' 1" maximum ( 4.04m maximum x 5.21m maximum )

### Kitchen/Diner

16' 7" x 10' 5" ( 5.05m x 3.17m )

### W.C.

## First Floor

### Bedroom One

9' 6" maximum x 16' 3" maximum ( 2.90m maximum x 4.95m maximum )

### Bedroom Two

9' 6" maximum x 11' 4" maximum ( 2.90m maximum x 3.45m maximum )

### Bedroom Three

8' 1" x 6' 7" ( 2.46m x 2.01m )

### Shower Room

6' 5" x 6' 8" ( 1.96m x 2.03m )













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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32 Mannamead Road  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312152](http://connells.co.uk/Property/PLH312152)**



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