



Connells

Limerick Place
Plymouth



Property Description

Welcoming to the market is the exciting opportunity to acquire this well-presented four bedroom mid-terrace family home, situated in a popular residential location. Benefiting from four double bedrooms, two reception rooms, kitchen, bathroom, W.C., rear courtyard and on-street parking.

Located centrally in the St Jude's area of Plymouth, close to a host of local amenities including an array of shops and restaurants and a stone's throw away from the city centre, Plymouth Hoe, the historic Barbican and provides easy access to main transport links.

This home comprises; an entrance hall, with a substantial lounge with a beautiful bay window and fireplace which flows effortlessly into a separate dining area, perfect for hosting and also offers direct access to the rear courtyard, a well-appointed kitchen with matching modern wall and base units and built-in appliances, followed by a large bathroom comprising bath, walk-in shower, hand basin and W.C. This property also boasts original period features throughout and ample storage space.

Carrying on the good condition of this property, on the first floor there is three good-sized double bedrooms, and a separate W.C. and a spacious main bedroom on the second floor.

Externally, this property offers a rear courtyard, a garden to the front and easy on-street parking.

This property offers an attractive opportunity to acquire a stunning property and make a wonderful family home.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

12' 9" maximum x 16' 1" maximum (3.89m maximum x 4.90m maximum)

Dining Room

10' 6" maximum x 12' 2" maximum (3.20m maximum x 3.71m maximum)

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Bathroom

First Floor

Bedroom Two

17' maximum x 12' 5" maximum (5.18m maximum x 3.78m maximum)

Bedroom Three

10' 5" maximum x 13' 2" maximum (3.17m maximum x 4.01m maximum)

Bedroom Four

8' 8" maximum x 9' 5" maximum (2.64m maximum x 2.87m maximum)

W.C.

Bedroom One

14' 7" maximum x 19' 3" maximum (4.45m

maximum x 5.87m maximum)









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH312802



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: PLH312802 - 0002