



**Connells**

Park Street  
Plymouth





## Property Description

Welcoming to the market is the opportunity to acquire this four bedroom mid-terrace family home, arranged over three floors, situated in a popular residential location. Benefiting from four double bedrooms, two reception room, two bathrooms, W.C., utility room, rear courtyard and on-street parking.

Located centrally in the area of Stoke, close to a host of local amenities including an array of shops and restaurants, local parks and well-regarded schools and offers easy access to main transport links and the city centre.

The accommodation comprises; entrance hall, a spacious light and airy lounge with a beautiful bay window, followed by a separate dining area, perfect for hosting and entertaining, a downstairs W.C. and a substantial kitchen/breakfast room with matching wall and base units and double doors leading directly to an enclosed rear courtyard.

On the first floor, you will find two sizeable double bedrooms both with bay windows, a utility room and a modern bathroom comprising walk-in shower, bath, hand basin and W.C.

On the second floor, you have a further two good-sized double bedrooms and a shower room comprising walk-in shower, hand basin and W.C. completing this home.

Externally, this property offers an enclosed

rear garden, and easy on-street parking to the front.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

14' 2" maximum x 14' 2" maximum ( 4.32m maximum x 4.32m maximum )

### Dining Room

11' 1" maximum x 14' 2" maximum ( 3.38m maximum x 4.32m maximum )

### W.C.

## Kitchen/Breakfast Room

10' 4" x 25' 5" ( 3.15m x 7.75m )

## First Floor

### Bedroom One

17' 9" maximum x 13' 10" maximum ( 5.41m maximum x 4.22m maximum )

### Bedroom Two

11' 8" maximum x 13' 10" maximum ( 3.56m maximum x 4.22m maximum )

### Utility

5' 9" x 7' 6" ( 1.75m x 2.29m )

### Bathroom

## Second Floor

### Bedroom Three

11' 6" maximum x 12' 3" maximum ( 3.51m maximum x 3.73m maximum )

### **Bedroom Four**

11' 6" maximum x 11' 3" maximum ( 3.51m maximum x 3.43m maximum )

### **Shower Room**











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)

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**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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