



Connells

Flat 4 Benbow Street
Plymouth



Property Description

****GUIDE PRICE £120,000 - £130,000****

Welcoming to the market is the exciting opportunity to acquire this two bedroom ground/first floor maisonette, situated in a popular residential location. Benefiting from two bedrooms, kitchen, lounge, bathroom, rear courtyard, storage sheds and easy on-street parking.

Located in Stoke, close to a host of local amenities, such as shops and restaurants, well-regarded schools and provides easy access to Plymouth Dockyard, the Royal William Yard, the city centre, A38 and main transport links.

As you enter this property, you have a spacious light and airy lounge with original feature fireplace, with staircase leading to the first floor, a well-appointed kitchen can also be found on the ground floor with matching wall and base units and built-in appliances.

On the first floor, you will find one double bedroom and a further single bedroom and completing this maisonette you will find the bathroom with bath with overhead shower, hand basin and W.C. as well as a good-sized roof space, unusual for flats/maisonettes.

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

Whilst being a spacious two bedroom maisonette this property offers the feel of your

own house.

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

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

9' 9" maximum x 17' 9" maximum (2.97m maximum x 5.41m maximum)

Kitchen

9' 9" maximum x 8' 4" maximum (2.97m maximum x 2.54m maximum)

First Floor

Bedroom One

9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom Two

9' 9" x 5' 6" (2.97m x 1.68m)

Bathroom









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

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax
 Band: A

Service Charge: 815.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH312855

This is a Leasehold property with details as follows; Term of Lease 199 years from 12 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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