



Connells

Squirrel Close
Plymouth



Property Description

Welcoming to the market is the exciting opportunity to acquire this immaculate four bedroom mid-terrace family home, situated in a popular residential location. Benefiting from four bedrooms, kitchen/diner, lounge, utility, bathroom, W.C., substantial rear garden and garage.

Located close to a host of local amenities, well-regarded schools and offers easy access to main transport links.

The accommodation comprises; an entrance hall, a large garage, utility room and W.C. to the ground floor with direct access to a substantial rear garden. On the first floor you will find a well-appointed kitchen/diner with modern matching wall and base units with built-in appliances which flows effortlessly into the lounge, a single bedroom which could be used as an office/study area can also be found on this floor.

Continuing the immaculate condition of this property, you will find two well-presented double bedrooms, a further good-sized single bedroom and completing this floor is a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a substantial well-maintained rear garden with lawn area and patio area, perfect for enjoying in the summer months and covered patio area for year round use.

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

Annual service charge of £476.40. A monthly breakdown can be provided.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Garage

13' 10" maximum x 21' 9" maximum (4.22m maximum x 6.63m maximum)

Utility

7' 3" x 8' 3" (2.21m x 2.51m)

W.C.

First Floor

Kitchen/Diner

17' 8" maximum x 14' 1" maximum (5.38m maximum x 4.29m maximum)

Lounge

14' 2" maximum x 10' 9" maximum (4.32m maximum x 3.28m maximum)

Bedroom Four

8' 2" maximum x 7' 7" maximum (2.49m maximum x 2.31m maximum)

Second Floor

Bedroom One

12' 6" maximum x 11' 5" maximum (3.81m maximum x 3.48m maximum)

Bedroom Two

10' 5" maximum x 13' 7" maximum (3.17m maximum x 4.14m maximum)

Bedroom Three

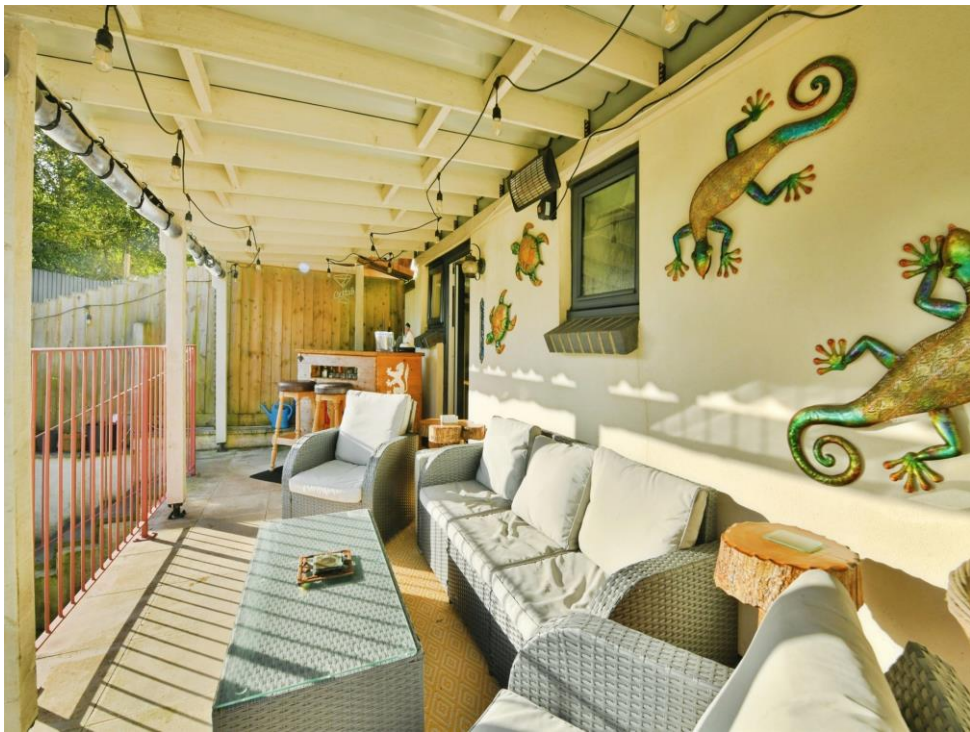
9' 2" maximum x 9' 7" maximum (2.79m maximum x 2.92m maximum)

Bathroom

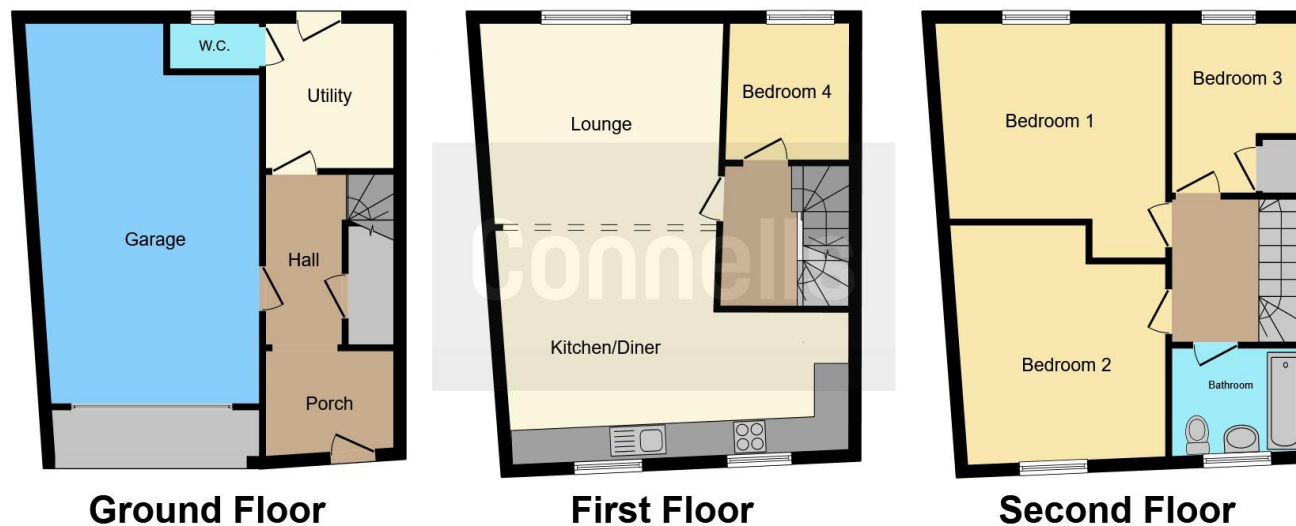
Agents Note:

The seller currently holds this property under a shared ownership scheme. Aster Communities have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that the seller liaises with Aster Communities to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability









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
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH312838



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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