



**Connells**

Hartland Close  
Plymouth



# Hartland Close Plymouth PL6 6HG

for sale offers in excess of  
**£250,000**



## Property Description

Welcoming to the market is this exciting opportunity to acquire this three bedroom detached family home, situated in a popular residential location. Benefiting from three bedrooms, lounge, kitchen, downstairs W.C., shower room, rear garden and garage.

Located in the popular location of Southway, close to a host of local amenities, well-regarded schools and Derriford Hospital.

As you enter this home, you are welcomed with a good-sized kitchen with matching wall and base units, as well as a downstairs W.C., followed by a spacious lounge with double sliding doors to the rear garden.

Continuing the good condition of this property, you will find two double bedrooms and a further good-sized single bedroom which benefiting from built-in storage space and completing this home you will find a family shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a large low-maintenance rear garden, perfect for socialising and enjoying in the summer months, and a garage to the front.

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

## BOOK YOUR VIEWINGS NOW!

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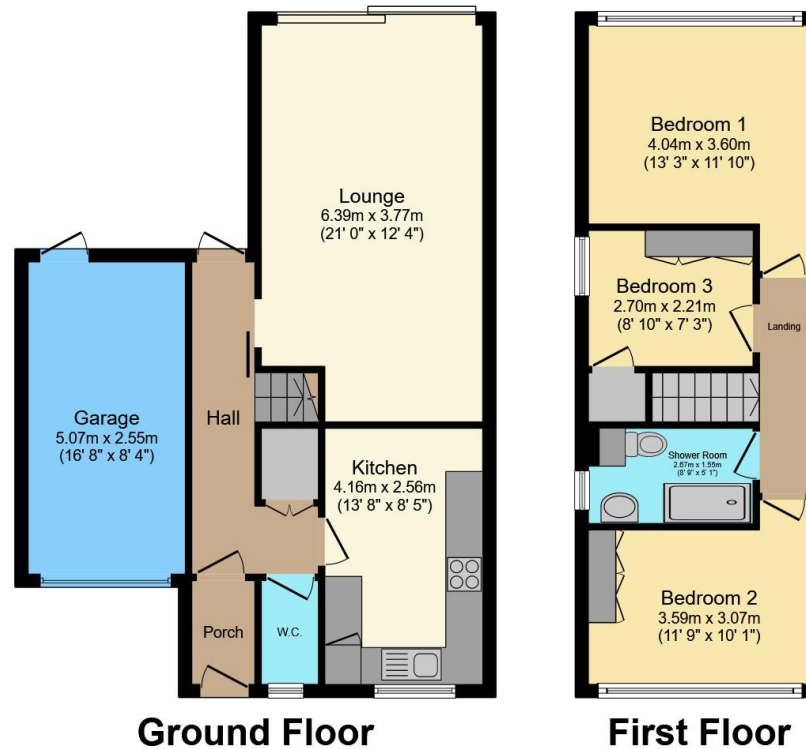












Total floor area 98.0 m<sup>2</sup> (1,055 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312941](http://connells.co.uk/Property/PLH312941)**



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.

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