



**Connells**

12b Cumberland Street  
Plymouth



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Plymouth PL1 4DX

for sale offers over  
**£140,000**



### Property Description

An exciting opportunity to acquire this charming two bedroom maisonette, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, two bathrooms and on-street parking.

Close to a host of local amenities including an array of shops and restaurants, local parks, well-regarded schools whilst being a stone's throw away from the city centre and main bus routes as well as being a five minute stroll from the sea front with open air swimming pool, waterfront park and leisure centre.

As you enter this building you are welcomed with well kept entrance hall and communal staircase up to an immaculately presented maisonette, where you will find a spacious lounge, followed by a well-appointed modern kitchen with matching wall and base units and built-in appliances, a good-sized double bedroom and bathroom comprising bath with overhead shower, hand basin and W.C. as well ample storage space throughout the hallway.

Continuing the showhome condition of this maisonette, on the first floor you will find a substantial primary bedroom with an en-suite comprising walk-in shower hand basin and W.C.

This apartment is perfect for first-time buyers.

### BOOK YOUR VIEWINGS NOW!

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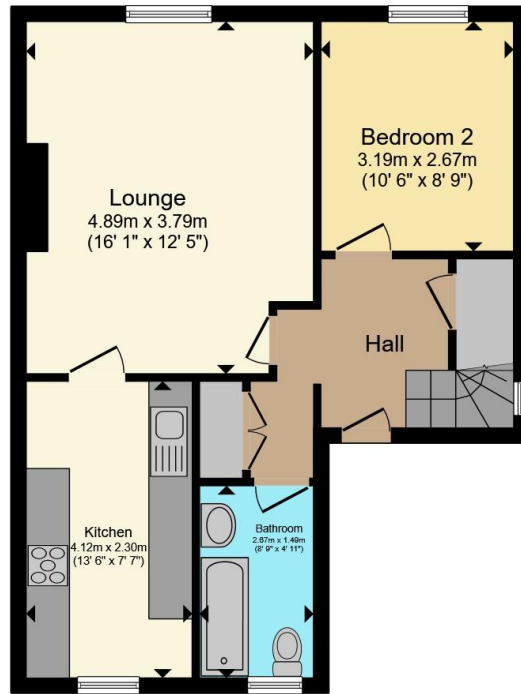




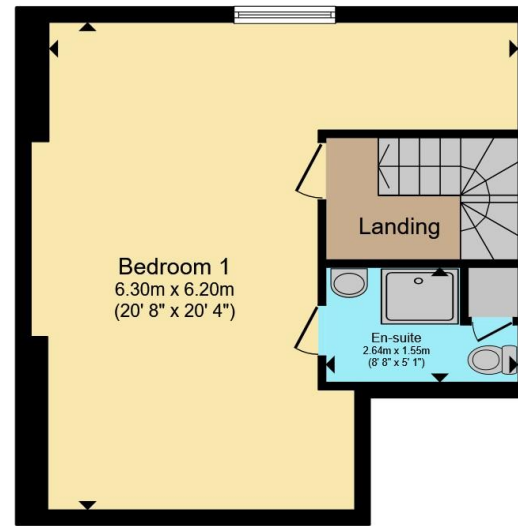








**Ground Floor**



**First Floor**

Total floor area 93.6 m<sup>2</sup> (1,007 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)

**Connells**

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: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312699](http://connells.co.uk/Property/PLH312699)**



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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Property Ref: PLH312699 - 0005