



**Connells**

Thomas Lane  
Plymouth



### Property Description

Welcoming to the market is the exciting opportunity to acquire this immaculately presented two bedroom mid-terrace home, situated in a prime central location. Benefiting from two double bedrooms, two en-suites, kitchen/lounge, downstairs W.C/utility and allocated parking.

Located centrally in St. Jude's, close to a host of local amenities such as shops and restaurants and local parks whilst being a stone's throw to the city centre, Plymouth University, Plymouth train station and offers easy access to main bus routes.

As you enter this well-presented home, on the ground floor you will find two sizeable double bedrooms, both offering and benefiting with en-suites which comprise walk-in showers, hand basins and W.C's. This floor also offers a downstairs W.C/utility.

Continuing the immaculate condition of this property, on the first floor you have a substantial open-plan light and airy kitchen/lounge bringing in ample natural daylight with modern matching wall and base units and built-in appliances in the kitchen area.

Externally, this property offers allocated parking, perfect for those who drive.

This property offers an attractive opportunity to acquire a wonderful property and create a wonderful home, appealing to a wide range of buyers.

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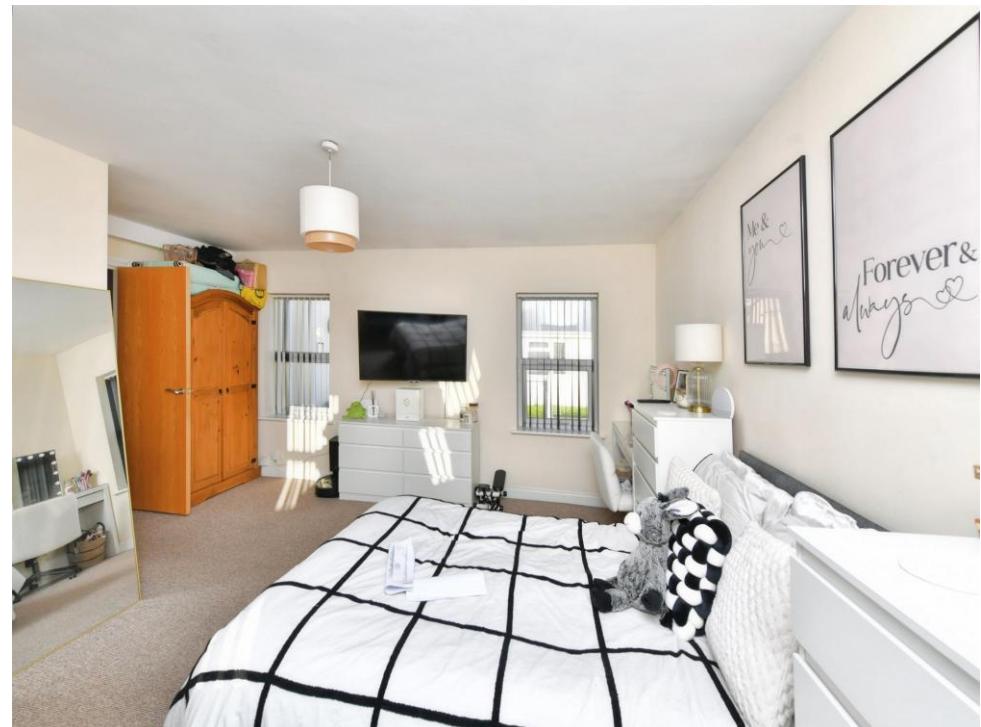
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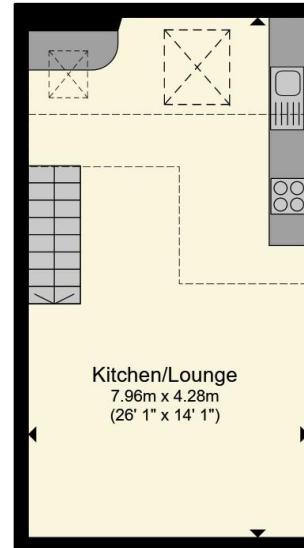








**Ground Floor**



**First Floor**

Total floor area 92.8 m<sup>2</sup> (999 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

Service Charge: 250.00  
 Ground Rent:  
 250.00

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/PLH313105\]\(http://viewthispropertyonline.connells.co.uk/Property/PLH313105\)](http://viewthispropertyonline.connells.co.uk/Property/PLH313105)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Oct 2016. 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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