





### Property Description

An exciting opportunity to acquire this four bedroom mid-terrace period property, situated in a popular central location. Benefiting from three double bedrooms, one single bedroom, two bathrooms, kitchen/diner, lounge, downstairs W.C., dressing room, garage and permit on-street parking.

Located in the prime location of Mutley, close to a host of local amenities such as shops and restaurants, well-regarded schools, local parks whilst being a stone's throw away from the city centre, Plymouth university and major transport links.

This property is in good condition throughout and is arranged over three floors. As you enter this home you are welcomed with a downstairs W.C., followed by a spacious lounge which flows effortlessly into the kitchen/diner with matching wall and base units with access to a large garage.

On the first floor, you will find two double bedrooms, one good-sized single bedroom and a family bathroom comprising walk-in corner shower, bath, hand basin and W.C.

As you reach the third floor of this home, you have a the primary bedroom with a velux window, dressing room and ensuite comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a garage and permit on-street parking.

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Total floor area 134.5 m<sup>2</sup> (1,448 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

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32 Mannamead Road  
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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313109](http://connells.co.uk/Property/PLH313109)**



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: PLH313109 - 0002