





### Property Description

An exciting opportunity to acquire this completely flat level two bedroom semi-detached bungalow, situated in a popular residential location. Benefiting from two double bedrooms, kitchen, lounge, breakfast/utility room, bathroom, front garden with off-street driveway and private rear courtyard.

Located in Lipson, close to a host of local amenities, well-regarded schools, local parks and a stone's throw away from the city centre and offering easy access to the A38 and main transport links.

As you enter this bungalow through double doors, you are welcomed with a spacious light and airy lounge with fireplace, followed by two good-sized double bedrooms, a bathroom comprising bath with overhead shower, hand basin and W.C., a kitchen with matching wall and base units and a separate breakfast/utility room with wrap around windows and direct access to the rear garden.

Externally, this property offers a lovely well-maintained rear garden with small outbuilding with home office potential, front garden with off-street driveway. This home is at the end of a cul-de-sac with no through traffic and not overlooked.

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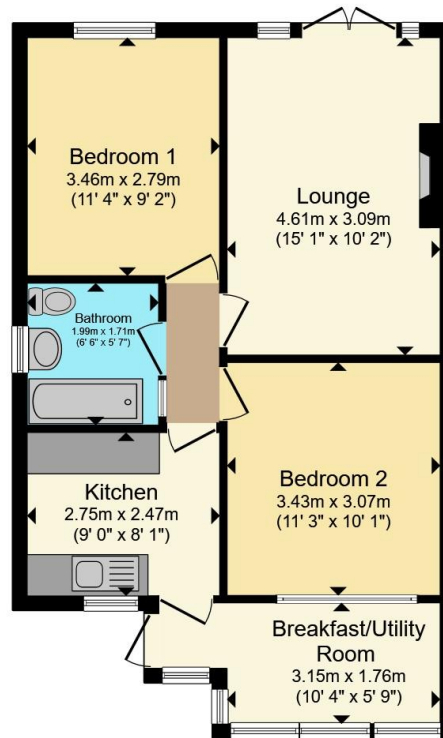
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Total floor area 55.2 m<sup>2</sup> (594 sq.ft.) approx

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**

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**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
PLYMOUTH PL4 7AA

EPC Rating: Awaited  
Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313110](http://connells.co.uk/Property/PLH313110)**



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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