



**Connells**

Merafield Farm Cottages  
Plymouth



## Property Description

A character feature styled cottage located near Saltram National Park, is a sought after location in a private residential area. Two spacious double bedrooms, a large cosy lounge and a galley style kitchen, Allocated PARKING and a large private GARDEN. NO CHAIN. A must see property. Call today to register your interest.

### Entrance Porch

Main door entrance from front elevation, door access to lounge

### Lounge

Well-presented lounge, character features, gas fire place, radiator, TV and telephone point. Open access to kitchen, stairs rising to first floor

### Kitchen

Well-presented fitted kitchen, wall and base mounted units, space for cooker, space for washing machine, space for fridge freezer, double glazed window to the rear, boiler.

### Landing

Stairs rising from lounge, door access to bedrooms and bathroom

### Bedroom One

Spacious double bedroom, radiator, double glazed window to the front elevation,

### Bedroom Two

Well-presented spacious bedroom, double glazed window to the front elevation, radiator

### Bathroom

Double glazed Velux window, bath with shower over, wash hand basin, WC, vanity unit, radiator

### Garden

Beautiful and private garden, set away in front of the property, perfect for entertaining, safe for children and pets, wonderful for gardening





To view this property please contact Connells on

**T 01752 345 135**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PLN306744](https://connells.co.uk/Property/PLN306744)**

Tenure: Freehold



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: PLN306744 - 0005