



Connells

Moorland Avenue
Plymouth



Property Description

This beautifully presented extended three bedroom character property is located in a sought after area, walking distance to excellent schools and the Ridgeway shopping centre.

On the ground floor there is a beautiful living room with bay window and log burner, separate dining room and spacious kitchen with a utility room and a downstairs WC.

The first floor the property benefits from having three double bedrooms and a modern family bathroom.

Externally there is a courtyard and south facing level laid to lawn garden with access to the garage.

This property will undoubtedly suit a growing family or those looking to purchase their first property. This delightful family home has everything to offer.

Entrance Hall

Double glazed door to the front elevation, understairs cupboard, door access to the lounge, dining room and kitchen, radiator, floorboards

Lounge

14' 7" x 17' (4.45m x 5.18m)

Double glazed bay window to the front elevation, log burner, radiator

Kitchen

15' x 10' 4" (4.57m x 3.15m)

Two double glazed windows to the side elevation, fitted kitchen with wall and base units, built in oven and grill, induction hob and extractor fan, stainless steel sink and drainer, space for fridge freezer, part tiled

Dining Room

11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window to the rear elevation, feature fireplace, radiator

Utility Room

Double glazed door and window to the side elevation, plumbing for washing machine and tumble dryer, storage cupboard, radiator

Downstairs Wc

Double glazed window to the side elevation, low level WC, wash hand basin, radiator

Landing

Door access to the bedrooms and bathroom, loft access

Bedroom One

16' 5" x 11' 2" Plus Bay (5.00m x 3.40m Plus Bay)

Double glazed bay window to the front elevation, feature fireplace, radiator

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to the rear elevation, feature fireplace, radiator

Bedroom Three

10' 5" x 11' 5" (3.17m x 3.48m)

Double glazed window to the rear elevation, radiator

Bathroom

Double glazed window to the side elevation, bath with shower over, wash hand basin, coupled low level WC, extractor fan, ladder towel rail

Garden

Side courtyard, outside tap, south facing level laid to lawn garden, access to garage

Garage

Located at the rear of the property through the service lane





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.focalagent.com

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EPC Rating: D

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Awaiting Photograph

Tenure: Freehold



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