



**Connells**

Earls Mill Road  
Plymouth



## Property Description

This very well-presented three bedroom family home located in a desirable area, close to the Ridgeway with far reaching views, this property will undoubtedly suit a growing family or those looking to purchase their first property.

The property offers a cosy lounge, dining area leading to a conservatory, kitchen. Upstairs there are three well-proportioned bedrooms and a modern family bathroom. There is ample room for the whole family to enjoy inside and this sense of space is shared with a peaceful and low maintenance garden to the rear.

The property benefits from a garage situated at the rear of the property, gas central heating, double glazing and may require a gentle modernising throughout.

Many find the area popular with families as it is located close to excellent primary and secondary schools such as, Old Priory Primary school and Plympton Academy.

Located in desirable Plympton, this family home is on the outskirts of Dartmoor National Park and is a short drive to some beautiful beaches in the South Hams. The location has excellent transport links to Plymouth City Centre and is easily accessible to the A38 Devon Expressway, Cornwall and Exeter.

## Entrance Hall

Double glazed door to the front elevation and double glazed windows, spacious area perfect for coats and shoes, door access to the lounge, radiator

## Lounge

13' 5" Max x 14' 6" To Recess ( 4.09m Max x 4.42m To Recess )

Double glazed window to the front elevation, stairs to first floor, gas fire, archway to dining room, back boiler behind gas fire, door access from porch

## Dining Room

9' 9" Max x 7' 9" Max ( 2.97m Max x 2.36m Max )

Double glazed sliding doors to the conservatory, door access to the kitchen, understairs storage, water tank cupboard, radiator

## Kitchen

6' 3" Max x 9' 9" Max ( 1.91m Max x 2.97m Max )

Double glazed window to the rear elevation, fitted kitchen with wall and base units, integrated oven, four ring gas hob, space for fridge freezer, plumbing for washing machine, stainless steel sink and drainer with mixer tap, part tiled

## Conservatory

6' 3" To door x 8' To door ( 1.91m To door x 2.44m To door )

Double glazed door to the side elevation and double glazed windows to the rear and side, radiator



## Landing

Door access to bedrooms and bathroom, loft access

## Bedroom One

14' 5" x 8' 3" ( 4.39m x 2.51m )

Double glazed window to the front elevation, radiator

## Bedroom Two

8' 3" x 9' 6" ( 2.51m x 2.90m )

Double glazed window to the rear elevation, radiator

## Bedroom Three

10' 2" Max x 5' 9" ( 3.10m Max x 1.75m )

Double glazed window to the front elevation, fitted wardrobes, radiator

## Bathroom

Double glazed obscured glass window to the rear elevation, white bathroom suite comprising of a bath with shower over, low level WC, wash hand basin, tiled, chrome ladder towel rail

## Garden

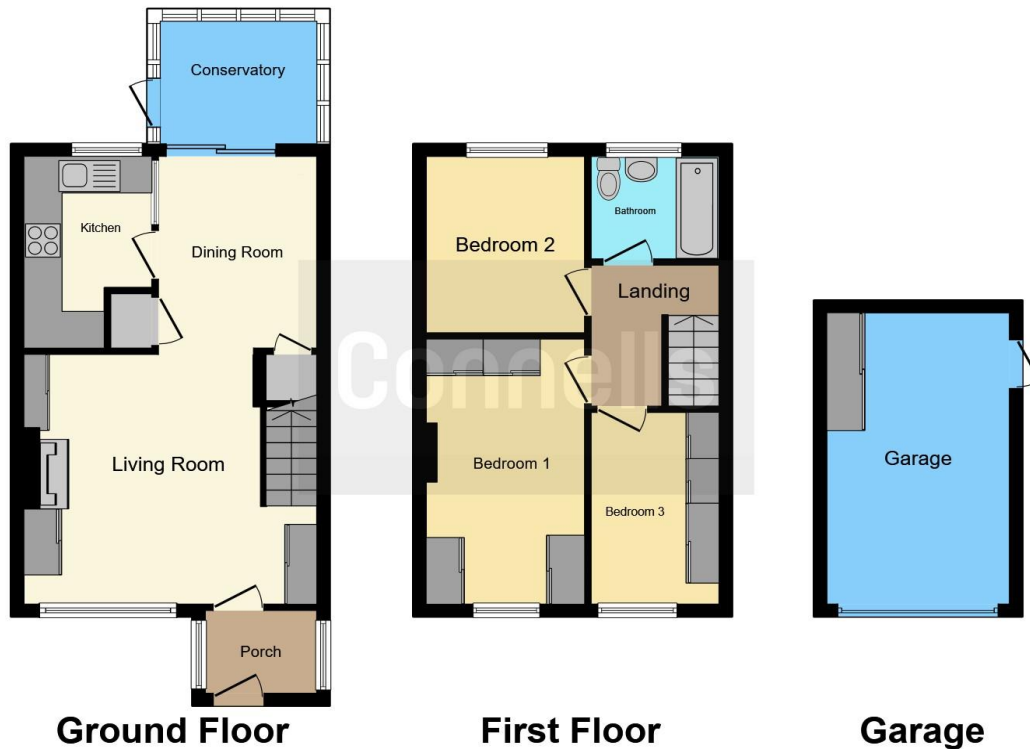
South facing rear garden, low maintenance, shed, access to garage and rear service lane

## Garage

9' x 15' 4" ( 2.74m x 4.67m )

Up and over door, power lighting, door access to the side





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](http://www.focalagent.com)



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**EPC Rating: D**

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Tenure: Freehold



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