



Connells

Plymouth Road
Plympton Plymouth



Property Description

This three bedroom spacious property is well situated in Woodford, having fantastic access to shops, public transport and local amenities

The layout downstairs provides fantastic living space with two reception rooms and conservatory, A well-presented kitchen area, perfect for the avid cook. Three well proportioned bedrooms, with two of the bedrooms having wonderful far reaching views. Car port providing ideal space for off road parking,

The area is located near the award winning Hele's Secondary School and Woodford Primary School. There are numerous restaurants, cafes, public houses and is easily accessible to main bus routes and access to the A38 Devon Expressway, Cornwall and Exeter.

Conservatory

7' 5" x 12' 8" (2.26m x 3.86m)

Double glazed door and windows, access to the entrance hall and lounge

Entrance Hall

Door access from the conservatory, stairs rising to first floor, under stairs cupboards, access to lounge, dining room and kitchen, radiator

Lounge

14' 7" To Bay x 12' 3" To Recess (4.45m To Bay x 3.73m To Recess)

Double glazed bay window to the front elevation, door access to conservatory, radiator

Dining Room

14' To Bay x 12' To Recess (4.27m To Bay x 3.66m To Recess)

Double glazed bay window, radiator

Kitchen

13' 4" x 8' 7" (4.06m x 2.62m)

Double glazed window and door to the side elevation, fitted kitchen with wall and base units, sink and drainer, built in oven, gas ring hob, stainless steel extractor hood, part tiled

Utility Room

7' 9" x 4' 4" (2.36m x 1.32m)

Plumbing for washing machine, sink and drainer, storage cupboards, door access to downstairs wc

Downstairs Wc

Low level WC

Landing

Double glazed window to the side elevation, door access to bedrooms and bathroom, loft access

Bedroom One

11' 3" x 12' 2" (3.43m x 3.71m)

Double glazed window to the front elevation, built in wardrobes, radiator

Bedroom Two

11' 4" x 12' 5" (3.45m x 3.78m)

Double glazed window to the front and side elevation, radiator

Bedroom Three

8' 7" max x 6' 10" max (2.62m max x 2.08m max)

Double glazed window to the side elevation, radiator

Bathroom

Double glazed obscure glazed window to the rear elevation, bath with shower over, low level WC, wash hand basin, fully tiled, radiator, extractor fan

Rear Garden

Private and secluded, patio area

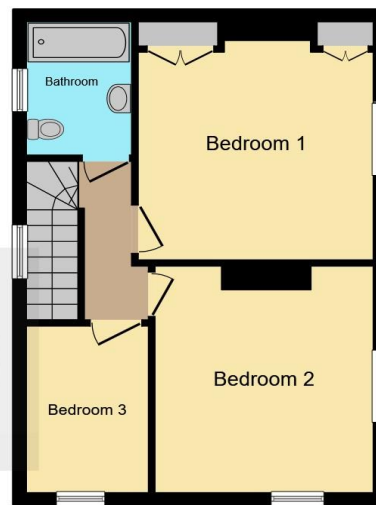
Parking

Off road parking





Ground Floor



First Floor

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



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: D

view this property online connells.co.uk/Property/PLN306923

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN306923 - 0003