



**Connells**

Merafield Road  
Plymouth



## Property Description

Welcome to this exquisite three bedroom bungalow, meticulously finished to an exceptionally high standard, offering the perfect blend of luxury and comfort.

This charming property features three good-sized bedrooms and a modern bathroom. Additionally, it offers gated access to the driveway, rear garden and double garage. A delightful landscaped and low maintenance south facing rear garden, perfect for enjoying sunny days. The bungalow boasts far reaching views over Plympton and Dartmoor, providing a picturesque and tranquil setting. Ideal for families or those seeking a peaceful retreat.

This lovely home boasts a wonderful homely feel, complemented by spacious accommodation and is situated in a quiet location. Being a stone throw away from the wonderful Saltram National Trust Park and a short drive to some beautiful beaches and Dartmoor National Park.

Plympton offers a range of amenities including swimming pool and a leisure centre as well as it has its own high street with multiple pubs, restaurants and local shops to enjoy. The location has excellent transport links to Plymouth City Centre and is easily accessible to the A38 Devon Expressway, Cornwall and Exeter.

These properties are rarely available to market and an early internal viewing comes highly recommended to appreciate all that this lovely home has to offer!

## Entrance Porch

Double glazed door to the side elevation, double glazed window to the front elevation, door access to hallway

## Entrance Hallway

Door access to living room, kitchen, bedrooms and bathroom, loft hatch (pull down ladder, partially boarded), telephone point, radiator

## Lounge

12' 6" x 15' 2" ( 3.81m x 4.62m )

Double glazed window to the front elevation with far reaching views over Plympton, feature fireplace with gas fire, stone mantel and hearth, new carpets, radiator

## Kitchen/Diner

11' 3" x 15' 2" ( 3.43m x 4.62m )

Two double glazed windows and door to the rear, fitted kitchen with wall and base units, one and half bowl sink and drainer, built in fan assisted electric oven, 4 ring gas hob, space for washing machine, dishwasher and fridge freezer. Part tiled, radiator



### **Bedroom One**

10' 7" x 10' 2" ( 3.23m x 3.10m )

Double glazed window to the front elevation with stunning views, built in storage, telephone point, radiator

### **Bedroom Two**

7' 4" x 12' 4" ( 2.24m x 3.76m )

Double glazed window to the side elevation, radiator

### **Bedroom Three**

8' 2" x 10' 4" ( 2.49m x 3.15m )

Double glazed window to the rear elevation, radiator

### **Bathroom**

Two double glazed windows to the rear elevation, four piece bathroom suite, bath with shower attachment, shower cubicle with electric shower, wash hand basin, low level wc, part tiled, storage cupboard, heated towel rail

### **Front Garden**

Laid to tiers with mature shrubs, steps to the front entrance

### **Rear Garden**

Low maintenance south facing rear garden, outside tap, level patio, two electric sockets

### **Driveway**

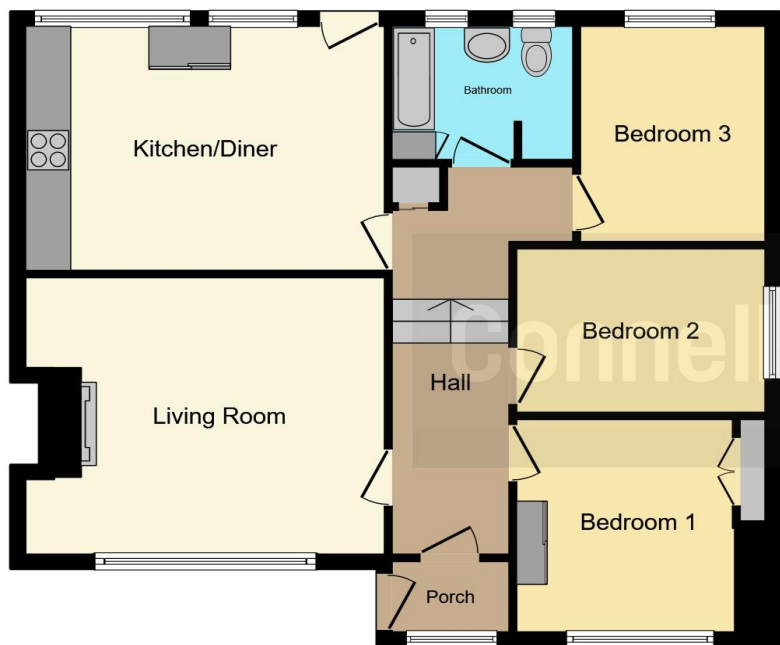
Gated entrance to driveway and double garage

### **Double Garage**

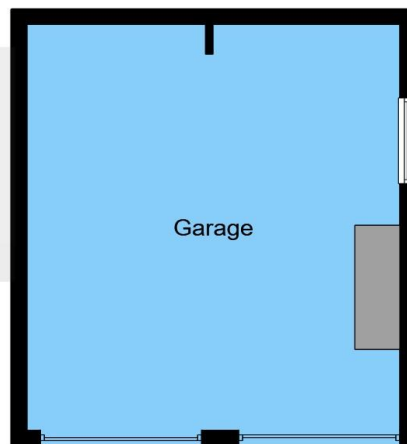
15' 9" x 17' ( 4.80m x 5.18m )

Two single up and over garage doors, two electric points, power and lighting





**Floor Plan**



**Garage**

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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