



**Connells**

Walsingham Court  
Plymouth





## Property Description

A fantastic opportunity to purchase this beautiful two bedroom detached bungalow located in a quiet cul-de-sac residential area in Plympton and sits on an impressive plot. Spacious accommodation with two double bedrooms, contemporary shower room, good sized lounge/diner, modern fitted kitchen with integrated appliances.

To add to the living space you have a useful light and airy conservatory. The property benefits from gas central heating, double glazing and is in fantastic condition.

To the outside the property has a driveway, a garage and a low maintenance paved enclosed rear garden, perfect for those summer evenings, entertaining, barbecues and is safe and secure for children and pets to play.

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 windows to the front and side elevation, space for coats and shoes

## Hallway

Door access to bedrooms, shower room, two storage cupboards, loft access

## Lounge Diner

10' 1" max x 18' 10" max ( 3.07m max x 5.74m max )

Double glazed patio doors leading to the rear garden, wooden french doors leading to the conservatory, fire place, radiator

## Kitchen

6' 11" max x 12' 9" max ( 2.11m max x 3.89m max )

Double glazed window and door to the rear elevation, fitted kitchen with wall and base units, sink and drainer, built in oven and grill, induction hob, stainless steel extractor hood and splashback, space for washing machine, kitchen hatch, space for slimline dishwasher

## Conservatory

6' 6" max x 8' 10" max ( 1.98m max x 2.69m max )

Double glazed windows and doors to the rear and side elevation, radiator

## Bedroom One

9' 8" max x 11' 7" max ( 2.95m max x 3.53m max )

Double glazed window to the front elevation, wardrobe, radiator

## Bedroom Two

12' 9" max x 7' 8" ( 3.89m max x 2.34m )

Double glazed window to the front elevation, wardrobe, radiator

## Shower Room

Double glazed window to the front elevation, quadrant shower cubicle, wash hand basin with vanity unit, low level WC, fully tiles, chrome ladder towel rail

## Outside Space

Fully enclosed rear garden with access to the garage, patio and laid to lawn, mature shrubs and plants, access to the front of the property

## Garage

Electric roller door, parking to the front of the 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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