



**Connells**

Priory Drive  
Plymouth





## Property Description

Welcome to this well-presented three-bedroom semi-detached home situated in the sought-after area of Priory Drive, PL7.

This charming property offers a perfect blend of comfort and convenience, ideal for families or those looking to upsize. The home features a generous living room featuring a cosy log burner, a bright and airy layout, well-equipped kitchen/diner and a spacious rear garden perfect for entertaining or relaxing. Upstairs there are two generously sized double bedrooms, a good sized single bedroom and a contemporary family bathroom.

Additional benefits include a private driveway, a single garage, and excellent storage options throughout. Located just a short distance from the Ridgeway shopping area, main bus routes, and a selection of highly regarded schools, this home is perfectly placed for both commuters and families alike.

## Entrance Hall

uPVC door to front elevation, door access to lounge, stairs rising to first floor

## Lounge

11' 8" max x 14' 5" max ( 3.56m max x 4.39m max )

Spacious living area, wood burner, door access to kitchen, double glazed window to front elevation

## Kitchen

15' 9" max x 9' 1" max ( 4.80m max x 2.77m max )

Large window to rear elevation, double glazed window to rear elevation above sink, door access to side to rear garden, wall and base matching units, plumbing for washing machine, space for cooker and cooker hood, space for fridge freezer, storage heater

## Landing

Stairs rising from entrance hall, door access to bedrooms and bathroom, storage heater, loft access

## Bedroom One

14' 1" max x 9' 1" max ( 4.29m max x 2.77m max )

Double glazed window to front elevation,

### **Bedroom Two**

12' 4" max x 8' 8" max ( 3.76m max x 2.64m max )

Double glazed window to rear elevation

### **Bedroom Three**

8' 2" x 5' 5" ( 2.49m x 1.65m )

Double glazed window to front elevation

### **Bathroom**

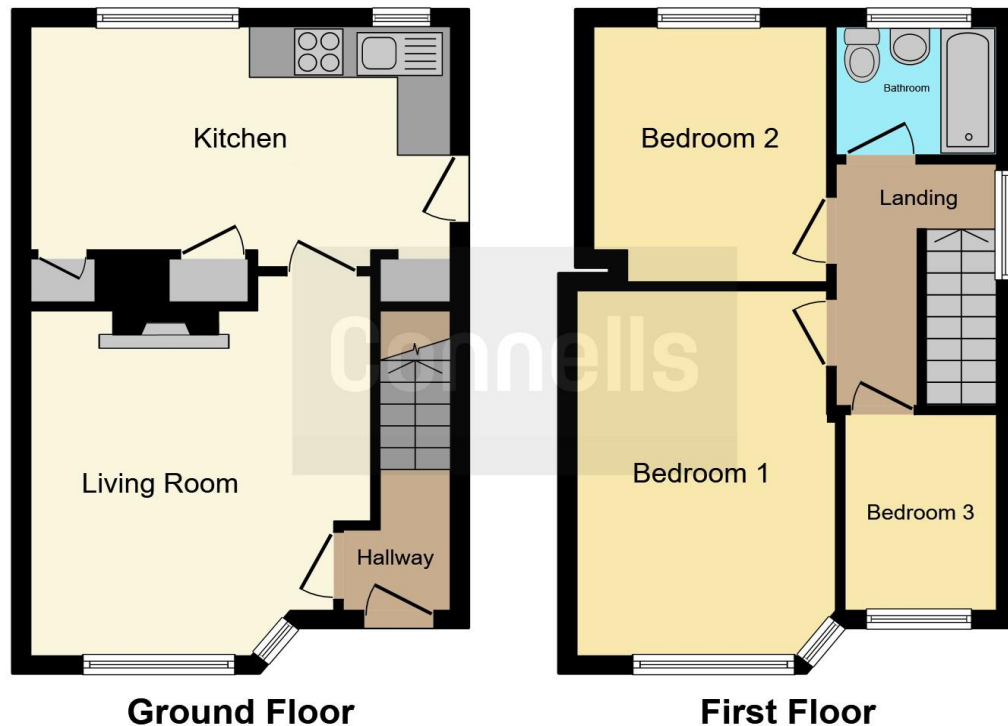
Bath with shower over, fully tiled, wash hand basin and low level wc, obscure double glazed window to rear elevation

### **Garden**

Beautifully presented rear garden, fantastic for socialising and entertaining, with decking area catching a lot of the days sun, lawn area and flower beds surrounding the edges. Private enclosed patio area for a quiet place to relax.







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)



To view this property please contact Connells on

**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
 PLYMOUTH PL7 2HN

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/PLN307281](http://connells.co.uk/Property/PLN307281)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLN307281 - 0005