



Connells

Elford Crescent
Plymouth



Property Description

A one bedroom Ground Floor Maisonette in Plympton which is well served by facilities including shops, pubs and recreational amenities. It is also well placed for access to Plymouth, or commuting to the A38 for Exeter or the M5. In addition to shopping facilities, Plympton has sports and fitness centres, including swimming pools and is located on the fringes of Dartmoor, full use can be made of the moors for hiking, riding or walking.

Entrance Hall

Double glazed door to the side elevation, door access to living room

Lounge

13' 6" max x 10' 4" max (4.11m max x 3.15m max)

door access from hall to the front elevation, south facing uPVC double glazed window

Kitchen

9' 3" max x 5' 9" max (2.82m max x 1.75m max)

Double glazed window to the side elevation, integrated oven, gas hob, extractor hood, plumbing for washing machine, gas hot water heater

Hall

Double width hanging cupboard and single with shelved cupboard

Bedroom

12' 10" max x 9' 2" (3.91m max x 2.79m)

Double glazed window to the front elevation, radiator

Bathroom

Bath with shower over, wash hand basin, low level wc, tiled, radiator

Rear Garden

Good sized elevated rear garden with elevated southerly views that catches a lot of the summers sun





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

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EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLN307298

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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