



Connells

Kilmar Street
Plymouth



Property Description

A four bedroom townhouse offering ample living accommodation for the growing family, located in popular Saltram meadow. The property benefits from a spacious kitchen / diner, utility room, ensuite to bedroom one, south facing rear garden, garage and driveway.

Entrance

Enter the property through a composite door to the front aspect into the entrance hallway.

Downstairs Wc

The downstairs WC comprises; WC, wash hand basin, extractor fan, a radiator and a double glazed window to the front aspect.

Kitchen / Diner

23' 5" x 13' 11" (7.14m x 4.24m)

The kitchen comprises; matching wall and base units, gas oven, hob with cooker hood over, space for fridge/ freezer, one and half bowl sink with drainer unit and a large upstairs cupboard. There is a television point, telephone point, large under stairs cupboard and double glazed windows to the side and rear aspect. Double glazed patio doors lead to the rear garden.

Utility Room

10' 1" x 8' 7" (3.07m x 2.62m)

The utility room has matching wall and base units with complimentary work to over, one bowl sink with drainer, space and plumbing for washing machine and door leading to the rear aspect.

First Floor

Lounge

24' 6" x 11' 7" (7.47m x 3.53m)

The lounge is a spacious, lovely light and airy room with two radiators, television point, telephone point and three double glazed windows to the front aspect.

Bedroom Three

14' 1" x 7' 8" (4.29m x 2.34m)

The third bedroom is a good sized double and has two double glazed windows to the front aspect and a radiator.

Shower Room

The shower room comprises; wash hand basin, WC, shower cubicle with electric shower, extractor fan and there is a double glazed window to the front aspect.

Second Floor

To the first floor landing there is access to a partially boarded loft space which has electricity.

Bedroom One

13' 5" x 12' 1" (4.09m x 3.68m)

Bedroom One is a good sized bedroom which is bright and airy and has a double glazed window to the rear aspect.

Ensuite

The ensuite to bedroom one comprises; wash hand basin, WC, shower cubicle, extractor fan and a double glazed window to the front aspect.

Bedroom Four

11' 5" x 8' 1" (3.48m x 2.46m)

The fourth bedroom has fitted wardrobes, a radiator and a double glazed window to the rear aspect.

Bedroom Two

14' x 7' 10" (4.27m x 2.39m)

The second bedroom is a double room with a radiator and two double glazed windows to the front aspect.

Bathroom

The family bathroom comprises; bath with mixer taps, wash hand basin, WC, shaver point, extractor fan and a radiator.

Outside Rear

To the rear of the property there is a private, enclosed, south facing rear garden. With a decked area and an area laid to lawn, also with a feature tiki hut - the perfect area for socialising.

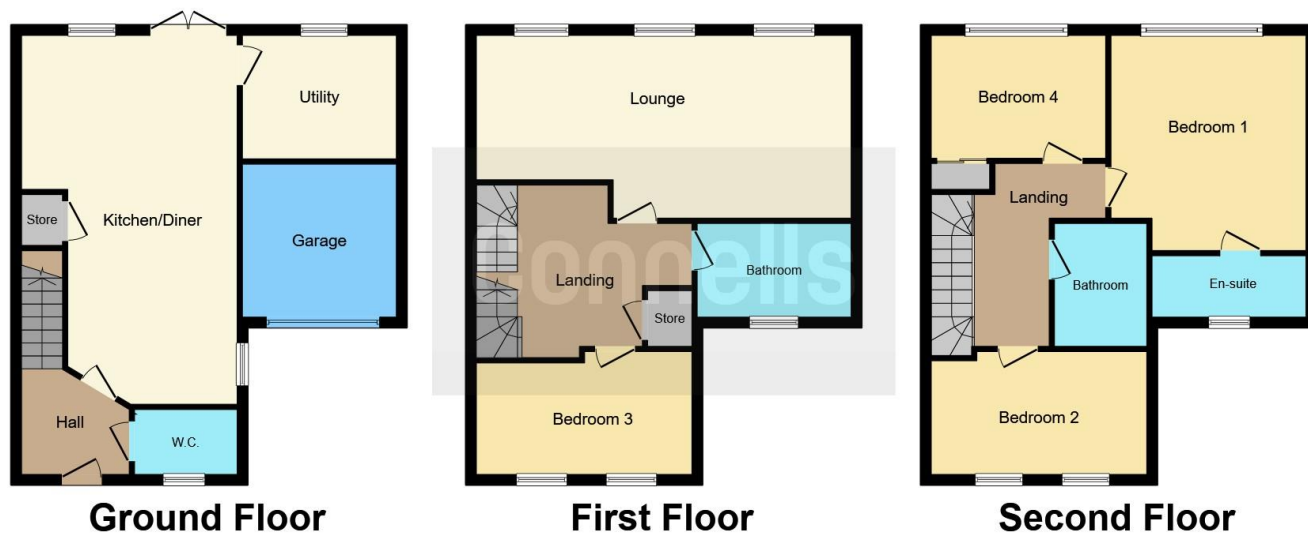
Outside Front

To the front of the property is a area laid to lawn and path leading to the front door and driveway.

Garage

There is an integral garage with up and over door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01752 481 577
E plymstock@connells.co.uk

2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: B

check out more properties at connells.co.uk



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: PLK304238 - 0006