



Connells



Property Description

A delightful bay fronted, three bedroom terraced house, located in a prime location close to local amenities.

To the ground floor the property comprises; inviting entrance hallway, spacious lounge with bay window, modern kitchen with door leading to the enclosed rear garden, family bathroom and handy utility space with space for white goods. To the first floor there are three bedrooms. A must view to appreciate the character the property has to offer.

Entrance

Entrance porch leading to the hallway, understairs cupboard and radiator.

Lounge

14' 4" into bay x 12' 2" (4.37m into bay x 3.71m)

Double glazed bay window to the front aspect, radiator and log burner.

Kitchen

11' 7" x 9' 5" (3.53m x 2.87m)

Comprising; Matching wall and base units with complimentary work surface over, sink with drainer unit, gas hob with extractor fan over, electric oven, space for undercounter fridge, radiator, door leading to rear garden.

Bathroom

Comprising; Bath with shower over, wash hand basin, WC, enclosed shower cubicle, towel radiator and obscured double glazed window to the side aspect.

Utility Room

Space for white goods.

First Floor

Loft Hatch, skylight window and space for desk.

Bedroom One

11' 9" x 15' 6" (3.58m x 4.72m)

Double room, fitted wardrobes, fitted dressing table, two double glazed windows to the front aspect and a radiator.

Bedroom Two

11' 8" max x 8' 6" max (3.56m max x 2.59m max)

Double room, double glazed window to the rear aspect, built in storage cupboards and a radiator.

Bedroom Three

8' 5" max x 9' 1" max (2.57m max x 2.77m max)
Double glazed window to the rear aspect and a radiator.

Outside

Patio area with storage shed, further spacious patio area and area laid to low maintenance astro turf with mature trees. Gated side access to the rear garden.





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

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

2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: D

view this property online connells.co.uk/Property/PLK306749



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: PLK306749 - 0004