



Connells

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.



## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



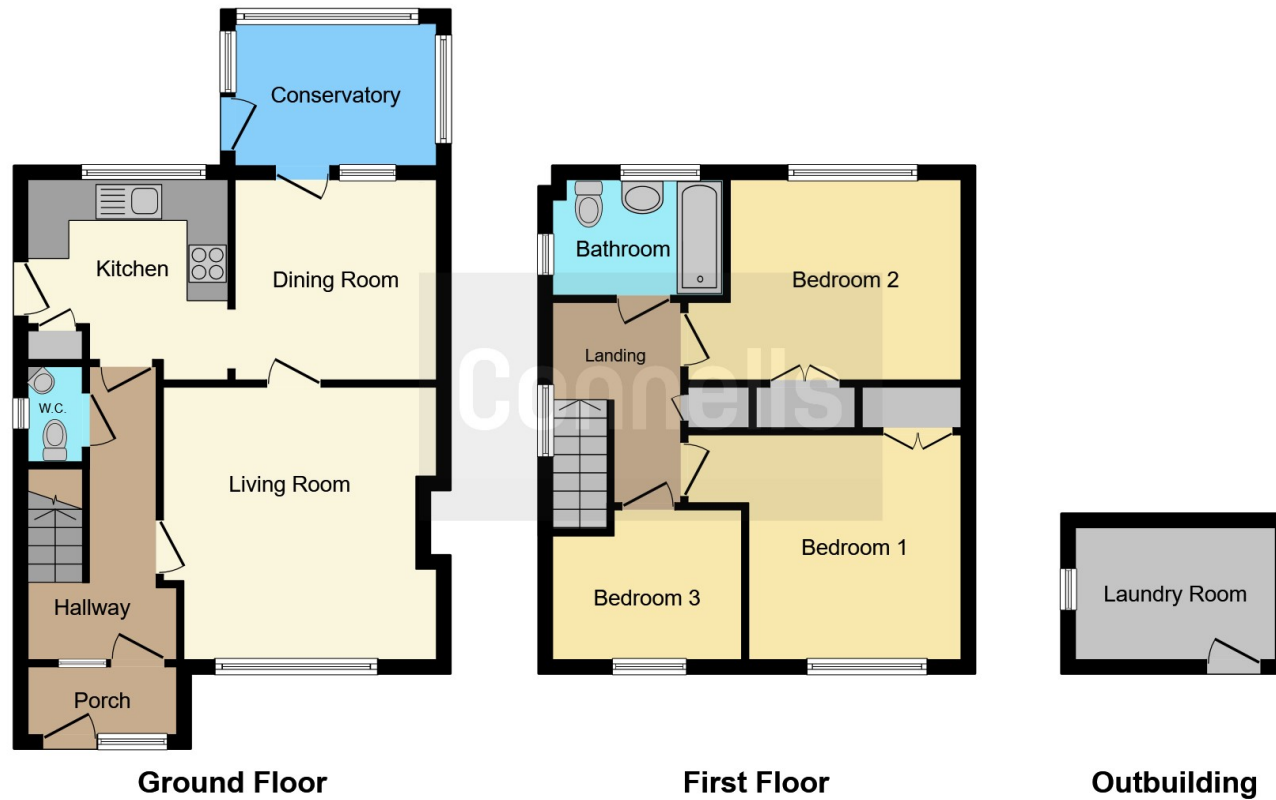












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011





Connells

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.





## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



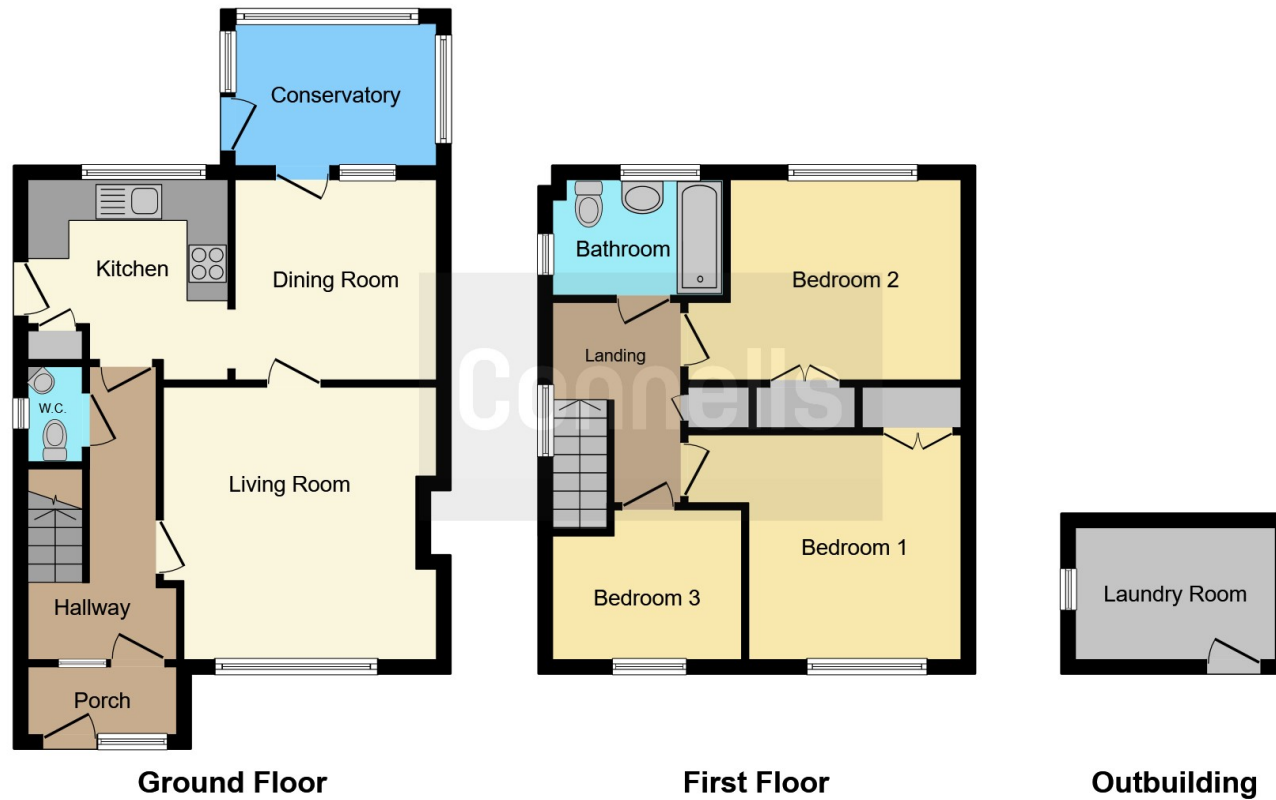












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011





Connells

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.





## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



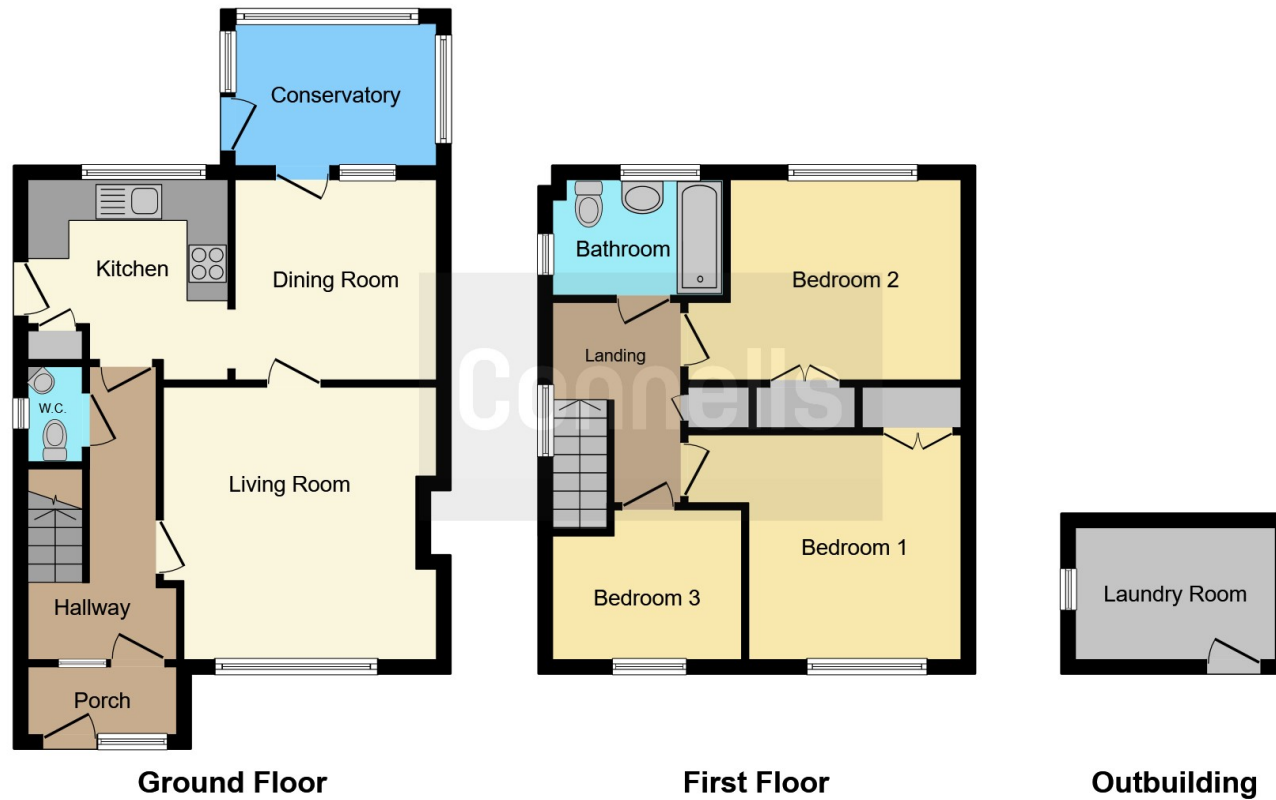












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011





Connells

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.





## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



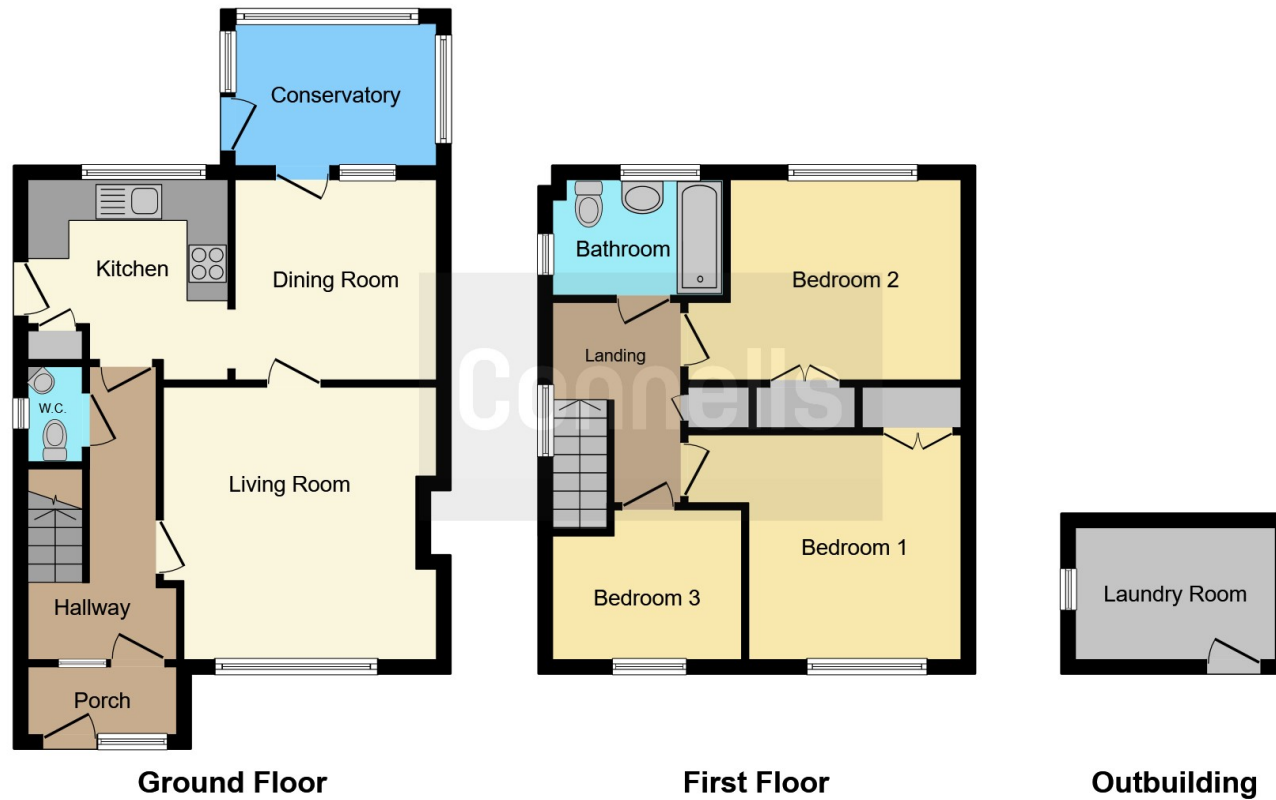












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011





Connells

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.





## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



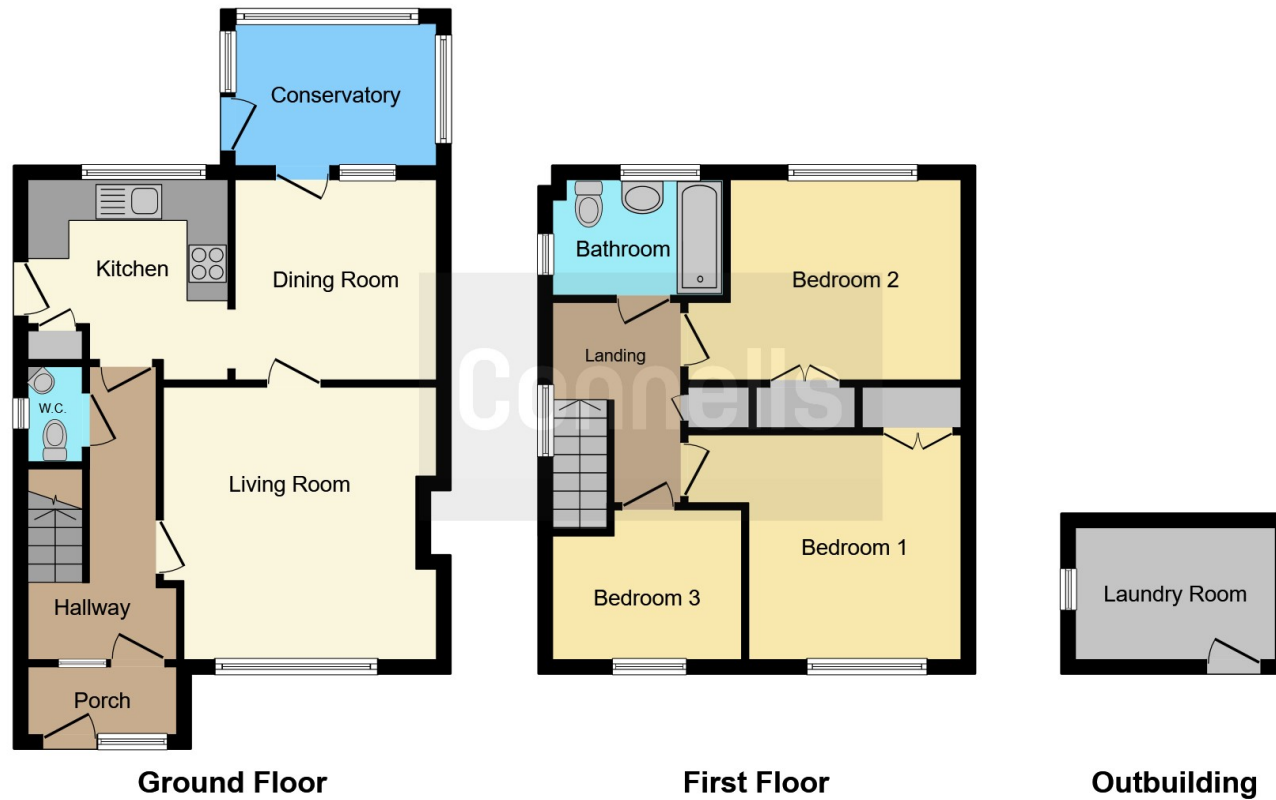












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011





**Connells**

Ashery Drive  
Plymouth



# Ashery Drive Plymouth PL9 9PB

for sale offers over  
**£265,000**



## Property Description

**NO ONWARD CHAIN** - This well-presented three-bedroom semi-detached house offers versatile living in a popular area, close to a popular primary school, local park, and Mount Batten beach with water taxi links to the Plymouth Barbican. The ground floor features two reception rooms, a conservatory, and a convenient downstairs WC, providing flexible space for family living. Upstairs, there are three bedrooms and a family bathroom. Outside, the property boasts both front and rear gardens, along with a driveway for off-road parking. There is also an outbuilding which has plumbing for a washing machine and an outdoor shower. The property has been freshly decorated with new carpets throughout. There are Solar Panels which are owned outright and generate around £750-£800 per year in income. The boiler is brand new having only been installed a few months ago. Perfectly positioned for families and those who enjoy coastal living, this home combines comfort with an excellent lifestyle opportunity.

## Entrance

Enter the property into the entrance porch. A further door leads to the entrance hallway, with radiator and understairs storage.

## Downstairs Wc

Comprising: WC, wash hand basin and obscured double glazed window to the side aspect.

## Lounge

13' 3" max x 13' 2" max ( 4.04m max x 4.01m max )

There is a fireplace, radiator and double glazed window to the front aspect.

## Kitchen

9' 6" max x 9' 5" max ( 2.90m max x 2.87m max )

Comprising; Matching wall and base units with complimentary work surface over, storage cupboard, sink with drainer unit, space for undercounter washing machine, space for freestanding oven, double glazed window to the rear aspect and door leading to the side aspect.

## Dining Room

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

There is a radiator, double glazed window and door leading to the conservatory.

## Conservatory

9' 7" max x 6' 9" max ( 2.92m max x 2.06m max )

There is a radiator, double glazed windows to all aspects and door leading to the rear garden.





## First Floor

To the first floor landing there is a loft hatch and double glazed window to the side aspect.

## Bedroom One

12' 8" max x 11' 1" max ( 3.86m max x 3.38m max )

There are built in storage cupboards, radiator and double glazed window to the front aspect.

## Bedroom Two

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max )

There are built in storage cupboards, radiator and double glazed window to the rear aspect.

## Bedroom Three

9' 1" max x 6' 2" max ( 2.77m max x 1.88m max )

There is a radiator and double glazed window to the front aspect.

## Bathroom

Comprising; WC, wash hand basin, bath with electric shower over, radiator and two double glazed obscured windows to the rear and side aspect.

## Outside

To the front of the property there is an enclosed front garden mostly laid to lawn with decked area. To the rear of the property there is an enclosed garden, with patio area.



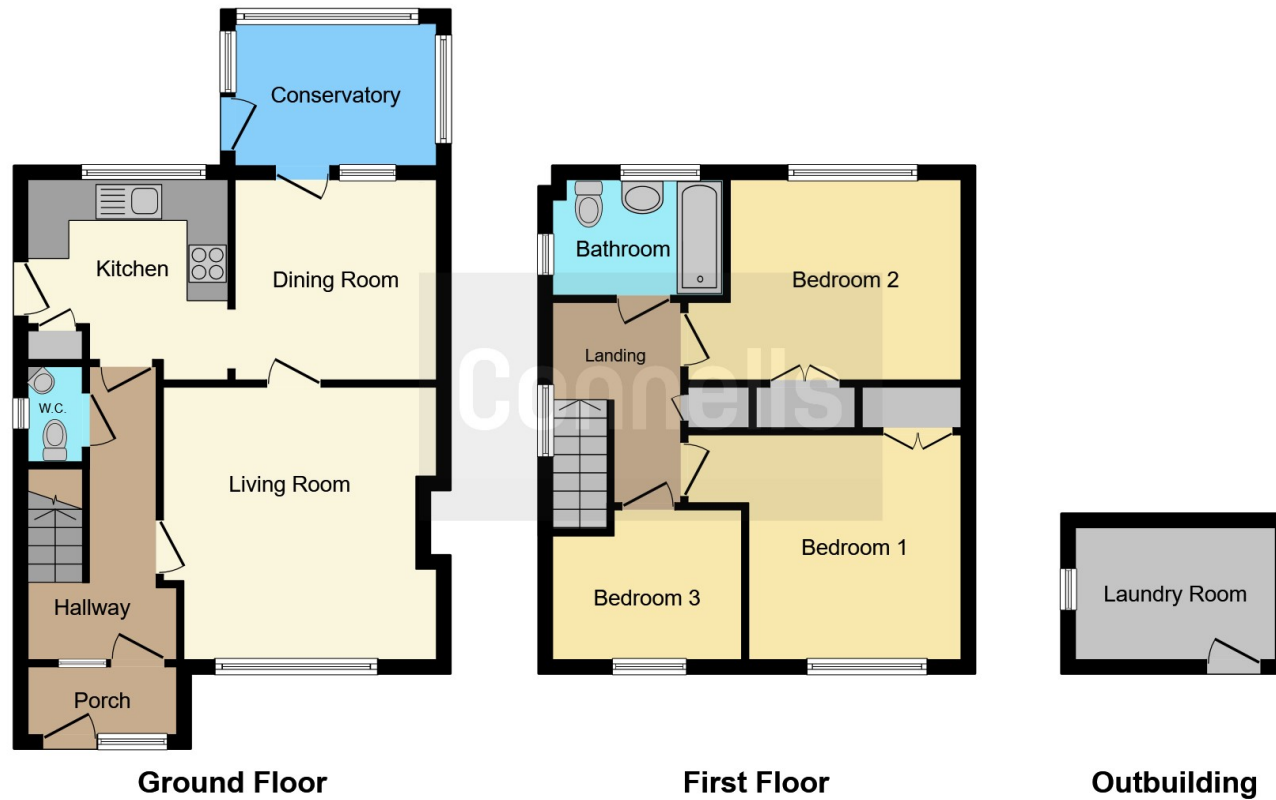












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLK307280](http://connells.co.uk/Property/PLK307280)**



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: PLK307280 - 0011