



**Connells**

Mount Batten Way  
Plymouth





### Property Description

This stunning, fully renovated property offers the perfect blend of modern style and comfort. Step inside to a welcoming lounge featuring a charming log burner, ideal for cosy evenings. The impressive contemporary kitchen is designed for both functionality and elegance, complemented by a separate dining room for family meals and entertaining.

Additional ground floor features include a utility room, downstairs W.C., and a dedicated laundry room, ensuring convenience throughout. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom, all finished to a high standard.

Outside, enjoy a beautifully landscaped rear garden, perfect for relaxing or hosting gatherings. The property also benefits from a garage and a driveway with space for two cars.

Located just a short distance from The Broadway Shopping Centre in Plymstock, this home offers easy access to local amenities, schools, and transport links.

### Entrance Hallway

Stairs rising to the first floor with storage beneath. Radiator.

### Living Room

13' 7" x 11' 8" ( 4.14m x 3.56m )

Double glazed window to the front elevation. Log burner. Radiator.

### Dining Room

10' 8" x 10' 4" ( 3.25m x 3.15m )

Double glazed window to the rear elevation. Radiator.

### Kitchen

10' 9" x 10' 8" ( 3.28m x 3.25m )

Modern fitted kitchen comprising of a range of matching wall and base units with contrasting marble effect worktops above. Integrated oven with a countertop gas hob above. Inset sink and drainer. Integrated dishwasher. Storage cupboard. Large double glazed window to the rear elevation.

### Utility Room

10' x 6' 4" ( 3.05m x 1.93m )

Radiator. Shelving. uPVC door and double glazed windows to the rear elevation.

### Downstairs W.C.

Low level w.c. with concealed cistern. Wash hand basin. Double glazed window to the rear elevation.

### Laundry Room

16' 1" x 4' 9" ( 4.90m x 1.45m )

Wall and base units with worktops above. Sink and drainer with mixer tap. Plumbing for a washing machine. Double glazed window and uPVC door to the front elevation.

## Upstairs Landing

Double glazed window to the side elevation.  
Loft access hatch.

## Bedroom 1

14' 3" x 10' 10" ( 4.34m x 3.30m )

Double glazed window to the front elevation.  
Radiator. Storage cupboard.

## Bedroom 2

14' 3" x 8' 5" ( 4.34m x 2.57m )

Double glazed window to the rear elevation.  
Built in storage. Radiator.

## Bedroom 3

8' 10" x 7' 11" ( 2.69m x 2.41m )

Double glazed window to the front elevation.  
Radiator.

## Bathroom

Bath with shower above, double sink and toilet vanity unit. Heated towel rail. Dual aspect double glazed windows to the rear and side elevations.

## Garage

16' 1" x 8' 10" ( 4.90m x 2.69m )

Up and over door to the front elevation.

## Outside

To the front of the property there is a driveway for multiple vehicles. The rear garden is enclosed and features a large patio area for seating. Further down the garden is laid to lawn with steps leading to an additional paved seating area.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



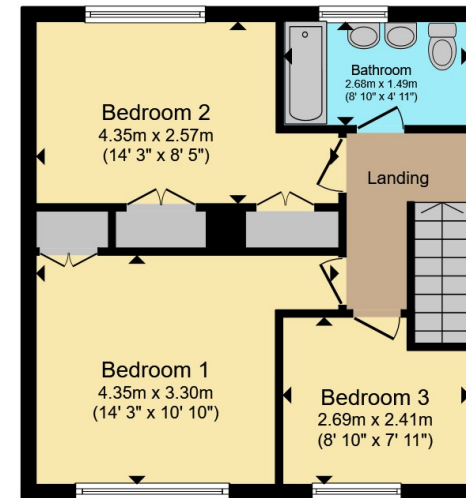
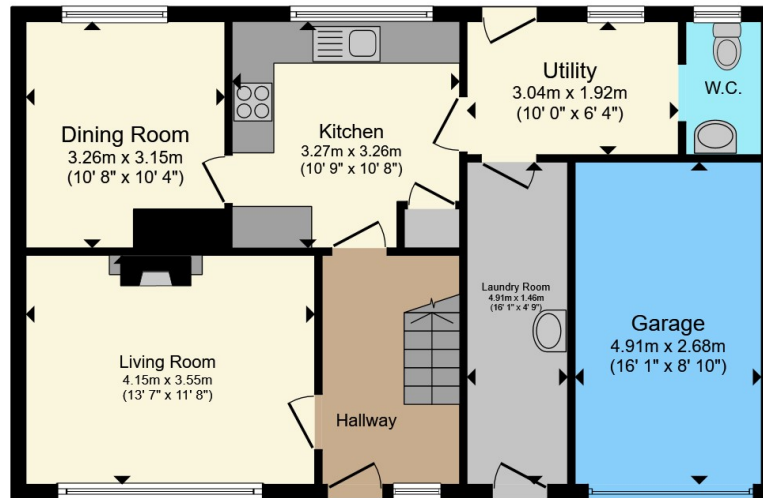












Total floor area 111.8 m<sup>2</sup> (1,204 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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