



Connells

Wake Street
Plymouth



Property Description

We are delighted to introduce this one bedroom first floor flat to the market, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen/diner, shower room, separate W.C. and allocated and permit on-street parking.

Located centrally in the Pennycomequick area of Plymouth, close to a host of local amenities, local parks and well-regarded schools whilst being a stone's throw away from the city centre, the historic Barbican, Plymouth Hoe and main transport links.

This spacious flat comprises a bright and airy lounge, followed by a good-sized double bedroom, a modern tiled shower room comprising walk-in shower, hand basin and a separate W.C. and completing this home you have the kitchen/diner which has modern matching wall and base units and built-in appliances.

Externally, this property benefits from a rear courtyard that can be used as parking and on-street permit parking to the front.

This property is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Lounge

15' 4" maximum x 12' 1" maximum (4.67m

maximum x 3.68m maximum)

Bedroom

14' 1" maximum x 9' 4" maximum (4.29m maximum x 2.84m maximum)

Shower Room

W.C.

Kitchen/Diner

15' 10" maximum x 8' 10" maximum (4.83m maximum x 2.69m maximum)

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 69.4 m² (747 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

Connells

To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313951

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.

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.

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