





## Property Description

We are delighted to introduce this three bedroom mid-terrace property in showhome condition to the market, situated in a popular residential location. Benefiting from three double bedrooms, three reception rooms, kitchen, utility room, bathroom, rear garden and easy on-street parking.

Located centrally in the Stoke area of Plymouth, close to a host of local amenities, well-regarded schools, local parks and a stone's throw away from the city centre and provides easy access to major transport links.

As you enter this home, you are welcomed with a well-presented bright and airy lounge with a beautiful bay window and feature fireplace, followed by a separate versatile dining room, creating the perfect space for hosting and socialising or a further bedroom, another reception/dining room can also be found which flows effortlessly into the kitchen with stunning matching wall and base units and a separate utility room.

Continuing the immaculate condition, on the first floor you will find three spacious double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this home offers a well-maintained, low maintenance rear garden with a decked area and astroturf, perfect for enjoying in the summer months, and on-street parking to the front.

This property offers an attractive opportunity to acquire a brilliant property and create a wonderful family home.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

16' 7" maximum x 13' maximum ( 5.05m maximum x 3.96m maximum )

### Dining Room

13' 1" maximum x 10' 3" maximum ( 3.99m maximum x 3.12m maximum )

### Dining Room

9' 7" maximum x 9' 3" maximum ( 2.92m maximum x 2.82m maximum )

### Kitchen

10' 11" maximum x 9' 3" maximum ( 3.33m maximum x 2.82m maximum )

### Utility

10' 11" x 5' 11" ( 3.33m x 1.80m )

## First Floor

### Bedroom One

16' 7" maximum x 16' 6" maximum ( 5.05m maximum x 5.03m maximum )

### Bedroom Two

13' 2" maximum x 11' 1" maximum ( 4.01m maximum x 3.38m maximum )

### Bedroom Three

12' 8" maximum x 10' 11" maximum ( 3.86m maximum x 3.33m maximum )

### Bathroom

9' 8" x 7' 8" ( 2.95m x 2.34m )

**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 145.5 m<sup>2</sup> (1,566 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)



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32 Mannamead Road  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313936](http://connells.co.uk/Property/PLH313936)**



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.

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