



**Connells**

St. Stephens Road  
Plymouth



## Property Description

This well-presented two double bedroom home offers comfortable and versatile living accommodation throughout. The property features a bright and spacious open-plan lounge/diner, ideal for both everyday living and entertaining, complemented by a modern fitted kitchen. A contemporary family bathroom serves the home. Externally, the property benefits from a shared driveway providing access to a garage, along with an attractive rear garden offering a pleasant outdoor space to enjoy. An ideal home for first-time buyers, downsizers or investors alike.

## Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator. Double glazed window to the side elevation.

## Lounge / Diner

19' 5" max x 10' 9" max ( 5.92m max x 3.28m max )

Bright, open plan lounge and diner. Feature fireplace. Double glazed window to the front elevation. Double glazed window to the rear and a double glazed uPVC door opening out to the garden. Two radiators.

## Kitchen

11' 7" x 7' 5" ( 3.53m x 2.26m )

Modern fitted kitchen featuring a range of matching wall and base units with complimentary worktops above. Cooker point. Space for washing machine. One and a half bowl sink and drainer with stainless steel mixer tap. Double glazed dual aspect windows to the rear and side elevations.

## Upstairs Landing

Loft access hatch. Obscured double glazed window to the side elevation.

## Bedroom 1

14' max x 9' 1" max ( 4.27m max x 2.77m max )

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

## Bedroom 2

10' 6" max x 9' 11" max ( 3.20m max x 3.02m max )

Double glazed window to the rear elevation. Radiator.

## Bathroom

Bath with shower above, pedestal sink and low level w.c. Radiator. Double glazed window to the rear elevation.

## Outside

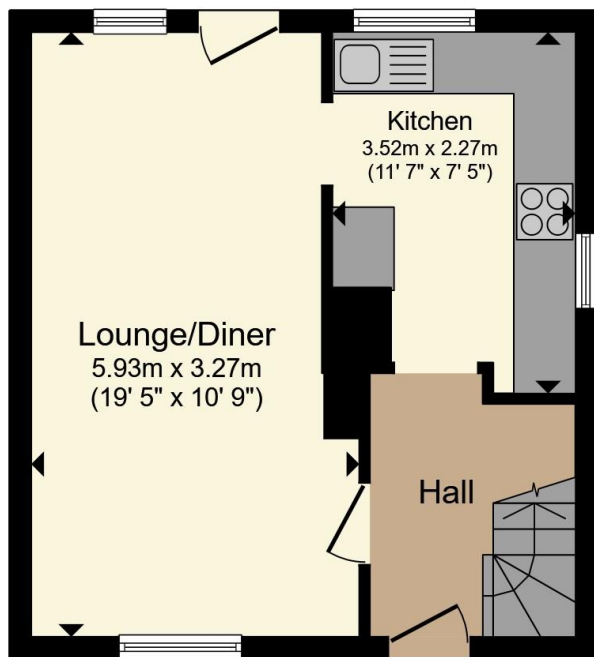
There is a driveway to the front of the property leading to a garage. The rear garden has been attractively landscaped with a decked seating area, artificial lawn and chippings.

## Garage

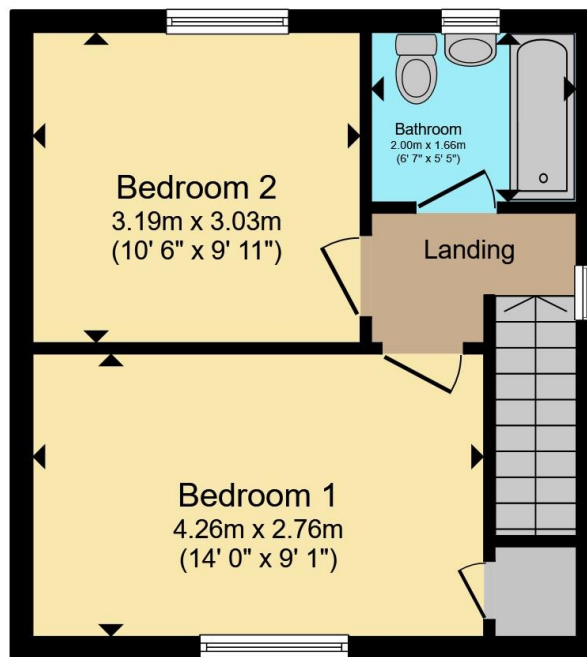
16' 1" max x 8' 2" max ( 4.90m max x 2.49m max )

Up and over door. Power and light.





**Ground Floor**



**First Floor**

Total floor area 62.3 m<sup>2</sup> (671 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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EPC Rating: Council Tax  
Awaited Band: A

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Tenure: Freehold



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