





Property Description

We are delighted to introduce this well-presented three bedroom semi-detached home to the market, situated in a popular residential location. Benefiting from three double bedrooms, living room, kitchen, conservatory, bathroom, front and rear garden and easy on-street parking.

Located in the popular residential location of Efford, offering easy access to the city centre, well-regarded schools, the A38 and major transport links.

As you enter this property, you are welcomed with a spacious living room with a stunning feature fireplace which flows effortlessly into a bright and airy conservatory with access to the rear garden, perfect for hosting and socialising. A kitchen with matching wall and base units and a bathroom comprising bath with overhead shower, hand basin and W.C. can also be found on this floor.

Continuing the good condition, on the first floor and completing this home you will find three good-sized double bedrooms all benefiting from far-reaching views.

Externally, this property offers a large well-maintained, well-presented rear garden with a patio and lawned area, perfect for enjoying in the summer months with the family and a real big feature of this property, a front garden and easy on-street parking.

This property is an attractive opportunity for a

first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Kitchen

10' 6" maximum x 8' maximum (3.20m maximum x 2.44m maximum)

Living Room

14' 10" maximum x 10' 4" maximum (4.52m maximum x 3.15m maximum)

Conservatory

10' x 7' 5" (3.05m x 2.26m)

Bathroom

First Floor

Bedroom One

10' 6" maximum x 9' 8" maximum (3.20m maximum x 2.95m maximum)

Bedroom Two

10' 9" maximum x 7' 7" maximum (3.28m maximum x 2.31m maximum)

Bedroom Three

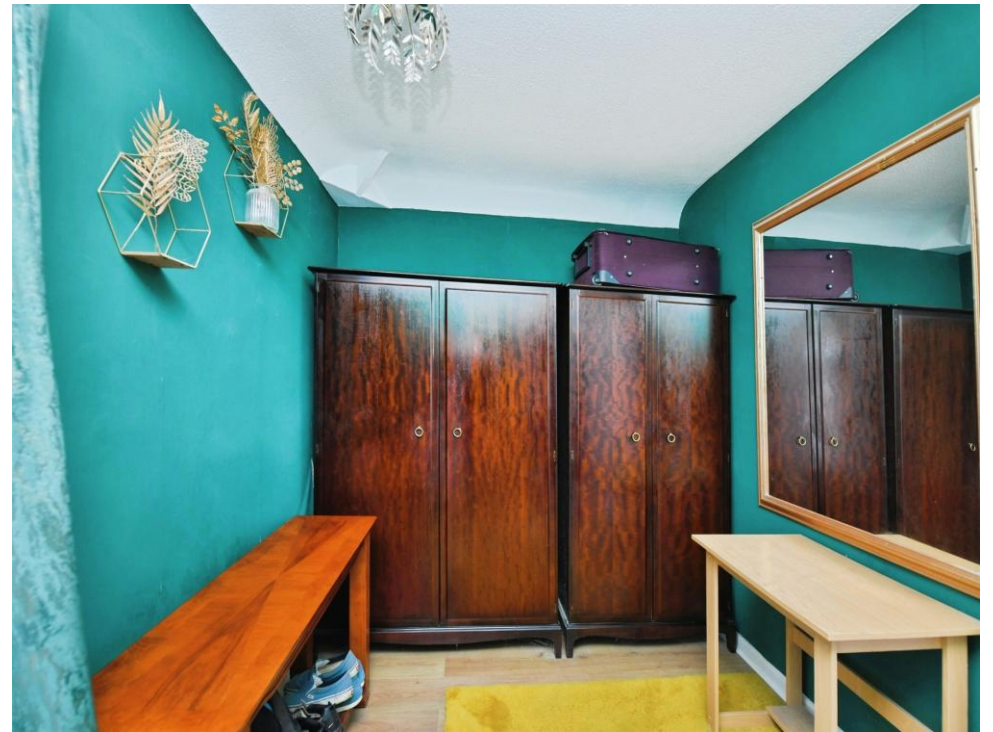
9' 1" maximum x 8' 9" maximum (2.77m maximum x 2.67m maximum)

Agents Note:

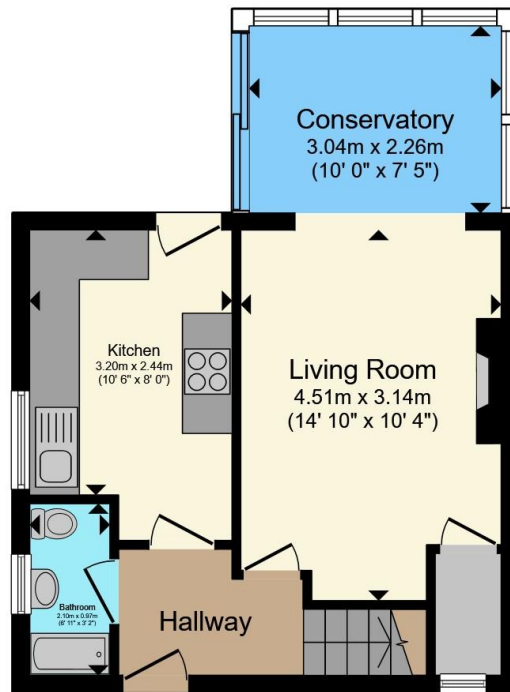
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.

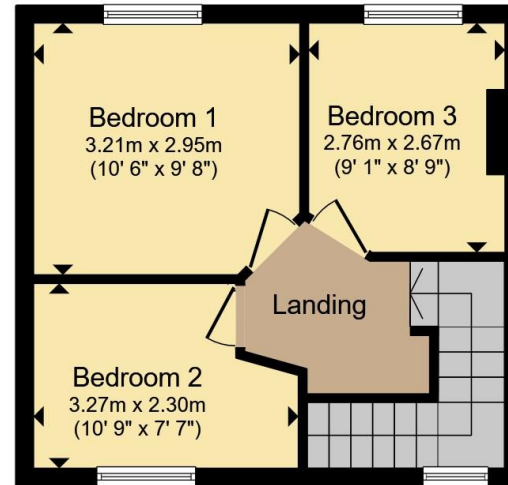








Ground Floor



First Floor

Total floor area 68.5 m² (738 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

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32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313674



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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