



Connells

St. Edward Gardens
Plymouth



Property Description

We are delighted to introduce this two bedroom semi-detached home to the market, situated in a sought-after location. Benefiting from two double bedrooms, two reception rooms, kitchen, downstairs W.C, bathroom, front & rear garden and driveway & garage.

Located in the desirable location of Eggbuckland, close to a host of local amenities, local parks and well-regarded schools whilst offering easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge, followed by a separate dining room both with carpets replaced, the perfect space for hosting, with double patio doors leading directly out to the rear garden, the dining room then flows effortlessly into the kitchen which has modern matching wall and base units and built-in appliances with a new induction hob and new lino flooring fitted recently and a downstairs W.C.

On the first floor, you will find two good-sized double bedrooms and a family bathroom comprising walk-in shower, bath, hand basin and W.C. with new lino flooring recently fitted.

Externally, this property offers a front & rear garden, perfect for enjoying in the summer months, and a garage and driveway to the front as well as the front dormer roof being replaced earlier this year.

A new boiler was also fitted in this home in January 2024.

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

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

18' 4" maximum x 14' 5" maximum (5.59m maximum x 4.39m maximum)

Dining Room

12' 6" maximum x 8' 2" maximum (3.81m maximum x 2.49m maximum)

Kitchen

11' 10" maximum x 7' 3" maximum (3.61m maximum x 2.21m maximum)

Downstairs W.C.

First Floor

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m)

Bedroom Two

10' 2" x 7' 8" (3.10m x 2.34m)

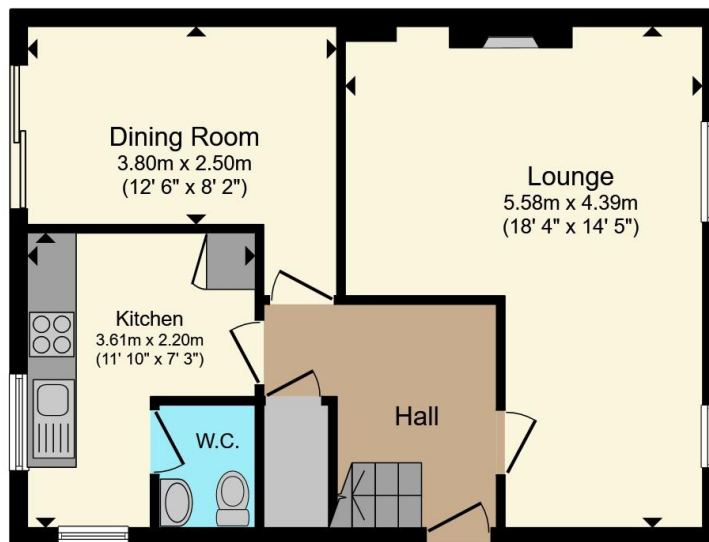
Bathroom

15' 6" x 5' 2" (4.72m x 1.57m)

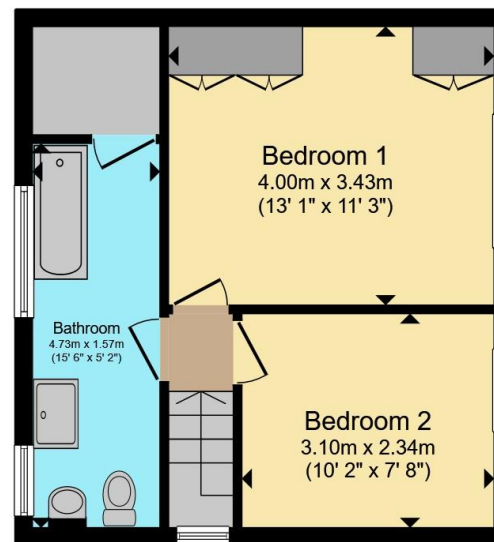








Ground Floor



First Floor

Total floor area 86.1 m² (927 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

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313655



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