



Not for marketing purposes INTERNAL USE ONLY

Earls Mill Road
Plymouth



Property Description

Situated in the popular residential area of Plympton, this three-bedroom end-terrace house presents an excellent opportunity for buyers seeking a home they can modernise and personalise to their own taste. Internally, the accommodation is light and spacious throughout. The welcoming lounge is bright and airy and flows seamlessly into a separate dining area, creating an excellent space for both everyday living and entertaining. Beyond the dining room is a conservatory, providing additional reception space and pleasant views over the rear garden. The kitchen offers ample potential for updating and redesigning to suit modern lifestyles. To the first floor are three bedrooms, comprising two doubles and a further single bedroom, together with a family bathroom.

Externally, the property benefits from an attractive front garden featuring a variety of established shrubs and plants, creating a charming first impression. To the rear is a low-maintenance garden, perfect for those seeking ease of upkeep, while a garage provides valuable storage or parking. Offered to the market with no onward chain and vacant possession, this property represents an exciting opportunity for first-time buyers, growing families, investors or anyone looking to take on a rewarding renovation project in a highly desirable location. The property enjoys a convenient location close to Ridgeway Shopping Centre, a range of local shops, amenities and well-regarded schools, making it ideal for families and commuters.

Entrance Porch

Double glazed door to the front aspect, space for coats and shoes

Lounge

14' 9" max x 13' 4" max (4.50m max x 4.06m max)

Double glazed window to the front aspect, stairs to first floor, radiator

Dining Room

10' 4" max x 7' 11" max (3.15m max x 2.41m max)

Double glazed window to the rear and side aspect, door to conservatory, radiator

Kitchen

10' 4" max x 6' 5" max (3.15m max x 1.96m max)

Double glazed window to the rear aspect, sink and draining board, space for cooker and fridge, plumbing for washing machine, boiler

Landing

Loft access, radiator

Bedroom One

14' 7" max x 8' 6" max (4.45m max x 2.59m max)

Double glazed window to the front aspect, radiator

Bedroom Two

9' 4" max x 8' 6" max (2.84m max x 2.59m max)

Double glazed window to the rear aspect, radiator

Bedroom Three

10' max x 5' 11" max (3.05m max x 1.80m max)

Double glazed window to the front aspect, radiator

Bathroom

Double glazed obscured window to the rear aspect, bath, low level WC, wash hand basin, radiator

Front Garden

Various plants and shrubs, laid to lawn area

Rear Garden

Low maintenance patio area, side access

Garage

14' 7" max x 8' 10" max (4.45m max x 2.69m max)

Electric up and over door and side door access

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





Total floor area 72.2 m² (777 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



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

check out more properties at connells.co.uk

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN307550 - 0002