



Connells

Holly Park Drive
Plymouth



Property Description

We are delighted to introduce this three bedroom semi-detached home with stunning far-reaching views the River Tamar to the market, situated in a popular residential location. Benefiting three bedrooms, lounge, kitchen, conservatory, downstairs W.C, bathroom, a single garage and large rear garden.

Located in the sought-after Holly Park location, close to local amenities, local parks and well-regarding schools whilst being within easy reach of main bus routes and the A38.

As you enter this home, you are welcomed with a convenient downstairs W.C., followed by a modern kitchen with matching wall and base units and built-in appliances and access to a large rear garden, a spacious lounge can also be found with a beautiful feature fireplace and sliding glass doors to a bright and airy conservatory, perfecting for hosting and socialising with the stunning views.

Continuing the immaculate condition, on the first floor you will find two good-sized double bedrooms and a single bedroom which would make the ideal, nursery, office or walk-in wardrobe and completing this home a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a large well-presented, well-maintained rear garden with a decked and lawn area, creating the perfect outdoor space for enjoying in the summer months. This property also benefits from a

single garage.

This property is the perfect opportunity for a first-time buyer or growing family.

Ground Floor

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

W.C.

Lounge

16' 5" maximum x 13' 5" maximum (5.00m maximum x 4.09m maximum)

Conservatory

14' 2" x 11' 3" (4.32m x 3.43m)

First Floor

Bedroom One

12' maximum x 9' 3" maximum (3.66m maximum x 2.82m maximum)

Bedroom Two

11' 2" maximum x 9' 5" maximum (3.40m maximum x 2.87m maximum)

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

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 90.0 m² (969 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

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

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110121



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