



Connells

2 Fellowes Place
Plymouth



Property Description

We are excited to introduce this immaculately presented two bedroom top floor maisonette to the market, situated in a popular residential location. Benefiting from two double bedrooms, kitchen/diner, lounge, bathroom and allocated parking for one car.

Located in the prime location of Stoke, close to a host of local amenities such as an array of shops and restaurants, well-regarded schools and local parks whilst offering easy access to the city centre, Plymouth university and major transport links.

As you enter this well-presented maisonette, you are welcomed with a spacious kitchen/diner with modern matching wall and base units and built-in appliances, followed by a bright and airy lounge with feature fireplace and a good-sized single bedroom, the perfect at home office space.

Continuing the immaculate condition, on the first floor you will find the primary bedroom offering ample space and a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property benefits from allocated parking for one car, perfect for those who drive.

EARLY VIEWINGS ADVISED!

Ground Floor

Kitchen/Diner

13' 3" maximum x 12' 5" maximum (4.04m maximum x 3.78m maximum)

Lounge

13' maximum x 11' 1" maximum (3.96m maximum x 3.38m maximum)

Bedroom Two

10' 4" maximum x 7' 8" maximum (3.15m maximum x 2.34m maximum)

First Floor

Bedroom One

21' 9" maximum x 12' 9" maximum (6.63m maximum x 3.89m maximum)

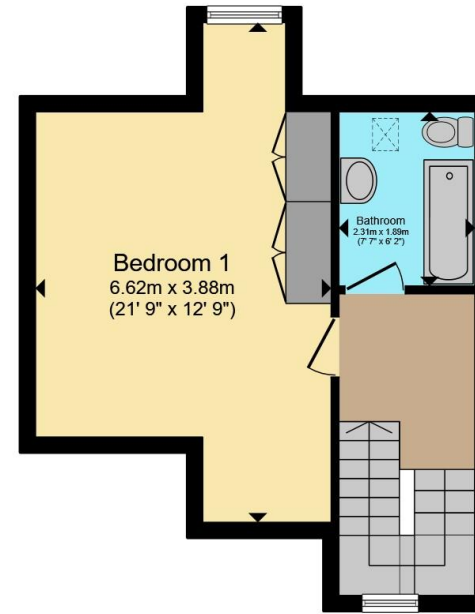
Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)









Ground Floor

First Floor

Total floor area 86.2 m² (928 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

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32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313634

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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