



Connells

Embankment Road
Plymouth



Property Description

A well-presented three-bedroom home offering bright and versatile accommodation arranged over two floors. The property features a fitted kitchen, a comfortable lounge, and a family bathroom, along with three flexible bedrooms suited to family living, guests, or home working. Character features and built-in storage add charm and practicality, while an enclosed front area provides useful external space. Further benefits include electric heating throughout and a newly fitted roof, making this an attractive option for families, first-time buyers, or investors alike.

Front Of House

The front of the house is approached via a small, enclosed outdoor area with a practical and low-maintenance layout. The space is predominantly paved with concrete slabs, providing a hardstanding suitable for access and everyday use.

To one side stands a timber storage shed. The area is enclosed by rendered boundary walls, which give privacy and a sense of separation from neighbouring properties. A mature tree and areas of planted greenery.

Hallway

Upon entrance a wooden staircase leading to first floor. Beneath the stairs, there is a useful under-stairs storage cupboard, fitted with a charming solid wooden door and traditional black iron hinges.

Lounge

13' 3" x 11' 11" (4.04m x 3.63m)

A compact fireplace is set into the far wall, framed by a painted white surround with clean lines and complemented by a small brass-trimmed inset fire. Double glazing window to the front elevation.

Kitchen/Diner

12' 2" x 11' 6" (3.71m x 3.51m)

A range of matching wall and base units with worktops above. Cream sink and drainer with dual mixer tap. Double glazing window to the side elevation. Under counter space for appliances. Full-height storage unit. Integrated built-in electric hob and oven. A second double glazing window to the front elevation.

Bedroom 1

13' 3" x 11' 11" (4.04m x 3.63m)

Double glazing window to the front elevation. Built in storage cupboard.

Bedroom 2

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazing window to the side elevation. Arched wall recess on one side, fitted with a solid wooden cupboard beneath. A second arched alcove on the opposite side includes a fitted pole suitable for hanging clothes.

Bedroom 3

12' x 5' 5" (3.66m x 1.65m)

Double glazing window to the front elevation.

Below the window is a built-in wooden ledge and shelving unit.

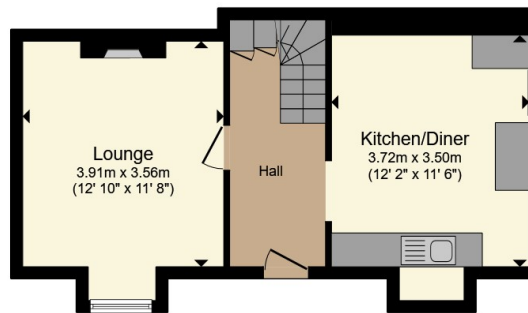
Bathroom

L-shaped panelled bath tub, chrome mixer tap with dual controls. The walls surrounding the bath are fully tiled with white ceramic square tiles, Subtle decorative yellow feature tiles are spaced intermittently. Obscured double glazing window to the front elevation. Close-coupled WC. A white pedestal basin sits within a compact vanity unit, which incorporates under-sink storage.

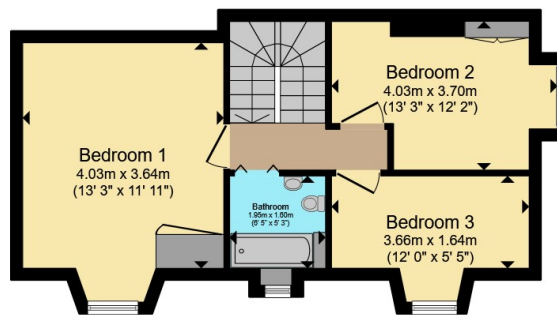








Ground Floor



First Floor

Total floor area 79.2 m² (852 sq.ft.) approx

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EPC Rating: F Council Tax
Band: A

Tenure: Freehold

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Property Ref: SBU109831 - 0003