



Connells

Watts Park Road
Plymouth



Property Description

We are delighted to introduce this charming three bedroom mid-terrace period property to the market, situated in a sought-after location. Benefiting from three bedrooms, two reception rooms, utility room, two bathrooms, front and rear garden, garage and on-street parking.

Located in Peverell, one of Plymouth's desirable locations, close to a host of local amenities, local parks, well-regarded schools, whilst providing easy access to the A38, the city centre and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and feature fireplace, followed by a separate dining room, creating the perfect space for hosting and socialising.

A kitchen can also be found as well as a separate utility room and shower room with access to the rear garden. Ample storage space can also be found throughout this home.

Continuing the good condition, on the first floor you will find a substantial primary bedroom with a beautiful bay window, a further good-sized double bedroom, a single bedroom and completing this home you will find a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers and benefits from a rear garden, perfect for enjoying in the

summer months, a garage to the rear, a front garden and on-street parking.

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

EARLY VIEWINGS ADVISED!

Ground Floor

Living Room

14' 11" maximum x 12' 3" maximum (4.55m maximum x 3.73m maximum)

Dining Room

12' 7" maximum x 10' 4" maximum (3.84m maximum x 3.15m maximum)

Kitchen

10' 4" x 7' 7" (3.15m x 2.31m)

Utility/Shower Room

11' 1" maximum x 7' 3" maximum (3.38m maximum x 2.21m maximum)

First Floor

Bedroom One

16' 2" maximum x 11' 9" maximum (4.93m maximum x 3.58m maximum)

Bedroom Two

13' 1" maximum x 10' 5" maximum (3.99m maximum x 3.17m maximum)

Bedroom Three

7' 9" maximum x 6' 4" maximum (2.36m maximum x 1.93m maximum)

Bathroom

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.









Total floor area 114.8 m² (1,236 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
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH314019



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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