



**Connells**

Woodville Road  
Plymouth



## Property Description

A well-presented and modern one-bedroom home, ideally suited for first-time buyers, investors, or those seeking a stylish, low-maintenance property within a contemporary development.

The property features a bright and spacious living area, enhanced by excellent natural light and direct access onto a generous private terrace balcony. This outdoor space provides an ideal setting for relaxing or entertaining, with ample room for seating and enjoying the surrounding outlook.

The kitchen is fitted with modern units complemented by wood-effect worktops and integrated appliances, offering a practical and efficient layout. The neutral finishes throughout the home create a clean and versatile canvas, ready to suit a range of interior styles.

The bedroom is well-proportioned, while the bathroom is finished to a modern standard, complete with a bath and overhead shower with glass screen.

Externally, the property benefits from a highly desirable car port, providing convenient covered parking. Additional features include double glazing, contemporary fixtures, and energy-efficient design elements typical of newer developments.

Combining modern living with excellent outdoor space and practical parking, this attractive home offers a superb opportunity in a sought-after residential location.

## Front Of House

On the right side of the house, a carport. A

small raised planter bed sits in front of the house, Constructed from light-coloured stone blocks.

## Ground Floor

### Entrance Hall

Built in storage cupboard. Stairs leading to first floor.

### Bedroom 1

11' 9" x 12' 5" ( 3.58m x 3.78m )

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

### Bathroom

5' 11" x 6' 6" ( 1.80m x 1.98m )

A full-length white bathtub spans the width of the room at the back.

Above the tub is a grey tiled wall with rectangular tiles laid in a horizontal pattern, creating a modern look.

A glass shower screen is fixed along the front edge of the tub. A standard white toilet. A white pedestal sink sits on the left side.

The sink has a chrome faucet and a simple, modern design. The floor is covered with large beige tiles.

## First Floor

### Kitchen/Lounge

15' 1" x 18' 11" ( 4.60m x 5.77m )

Open-plan kitchen/living space. A range of

matching wall and base units with worktops above. Cabinets have a cream gloss finish with light wood trim, consistent throughout.

Handles are sleek metal, reinforcing the modern style.

The wood-effect laminate worktops run along both walls, creating a continuous prep space. A built-in stainless steel oven sits below the worktop.

Above is a gas hob with four burners.

Behind the hob is a stainless steel splashback panel. Stainless steel sink and drainer with dual mixer tap. Plumbing for washing machine. A full-height glass door with a white frame leads out onto a raised balcony or terrace. White radiator. Double glazing window to the side elevation. A second full-length double glazing window to the front elevation.

## Sun Terrace

13' 10" x 16' ( 4.22m x 4.88m )

Private balcony. The edge of the terrace features a glass balustrade with metal posts.

## Garden

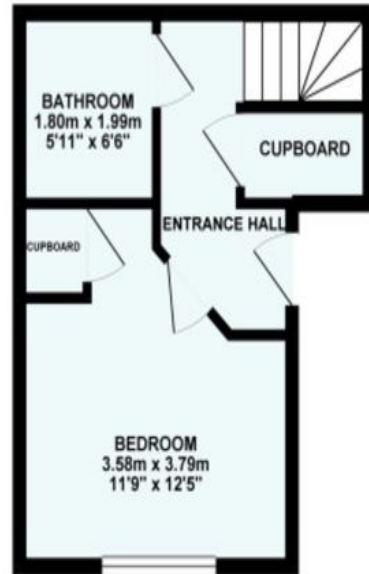
There is a garden which is laid to lawn and patio.







GROUND FLOOR 22.68 sq. m.  
( 244.15 sq. ft. )



FIRST FLOOR 22.68 sq. m.  
( 244.15 sq. ft. )



TOTAL FLOOR AREA : 45.37 sq. m. ( 488.31 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: B    Council Tax  
Band: A

Tenure: Freehold

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