



**Connells**

Stirling Road  
Plymouth



## Property Description

This thoughtfully refurbished three bedroom home has been expertly adapted to provide excellent wheelchair accessibility, offering comfortable and practical living throughout.

The property benefits from widened doorways, enabling ease of movement, alongside off-road parking to the front. Internally, the accommodation is well presented and modern, featuring a contemporary kitchen fitted with a rise and fall adjustable worktop, providing flexibility and ease of use.

A modern shower room has been designed with accessibility in mind, while all three bedrooms are well proportioned, offering versatile space for family living, guests or home working.

To the rear, the property enjoys a lovely sized garden, ideal for outdoor relaxation. This is an excellent opportunity to acquire a stylish, move-in ready home that has been carefully adapted to meet accessible living requirements.

## Entrance Porch

Double glazed entrance porch leading into the main entrance hallway.

## Entrance Hall

Stairs rising to the first floor.

## Lounge

18' 4" max x 14' 1" max ( 5.59m max x 4.29m

max )

Spacious lounge spanning the length of the property with dual aspect double glazed windows to the front and rear elevations. Two radiators and a feature gas fireplace.

## Kitchen

12' 2" max x 9' 9" max ( 3.71m max x 2.97m max )

Modern fitted kitchen featuring a range of matching wall and base units with complimentary worktops above. There is also a rise and fall countertop. Inset stainless steel sink and drainer with mixer tap. Built in appliances including an oven with hot plate beneath, counter top hob, fridge freezer, dishwasher and microwave. Access to understairs storage. Double glazed window and a double glazed uPVC door to the rear.

## Utility

5' 10" x 3' 11" ( 1.78m x 1.19m )

Worktop with space and plumbing beneath for washing machine and tumble dryer. Fuse box.

## Upstairs Landing

Double glazed window to the rear.

## Bedroom 1

12' 4" max x 9' 10" max ( 3.76m max x 3.00m max )

Double glazed window to the front elevation. Radiator. Built in storage.

## Bedroom 2

11' 6" x 11' 1" ( 3.51m x 3.38m )

Double glazed window to the front elevation.  
Radiator. Loft hatch with ladder to loft space.

## Bedroom 3

8' 1" max x 8' max ( 2.46m max x 2.44m max )

Double glazed window to the rear elevation.  
Radiator. Storage cupboard.

## Shower Room

Modern fitted shower room with hand rails within the shower enclosure, pedestal sink and a heated towel rail. Obscured double glazed window to the rear.

## W.C.

Low level w.c. Obscured double glazed window to the rear elevation.

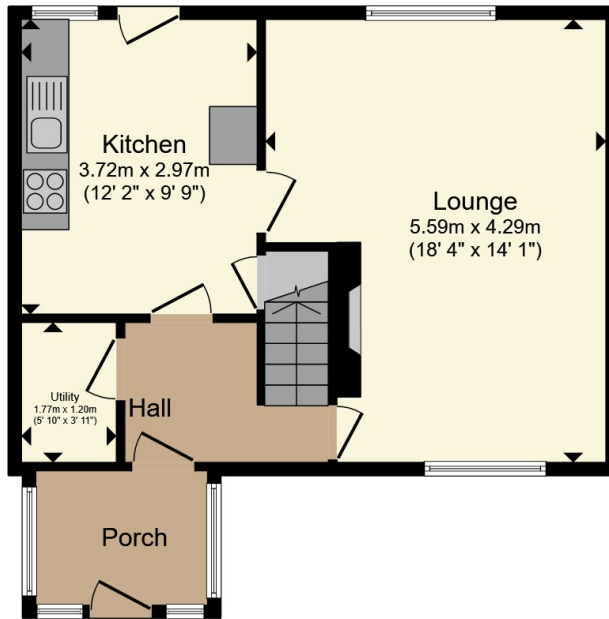
## Outside

To the front of the property is a driveway for off road parking. The rear garden is a generous size and mainly laid to lawn. There is also a patio area and a further decked seating area to the rear of the garden.

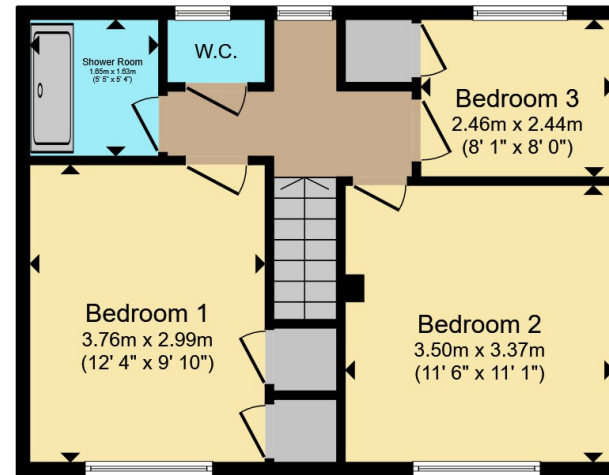








**Ground Floor**



**First Floor**

Total floor area 86.2 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeaux@connells.co.uk](mailto:stbudeaux@connells.co.uk)**

15 Victoria Road St Budeaux  
PLYMOUTH PL5 1RW

EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU109794](http://connells.co.uk/Property/SBU109794)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109794 - 0003