



Connells

Rashleigh Avenue
Plymouth



Property Description

Situated on the ever-popular Rashleigh Avenue in the desirable residential area of Colebrook, Plympton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families and professionals alike.

The ground floor features a bright and welcoming lounge which flows seamlessly through to the dining room, creating a sociable living space perfect for everyday life and entertaining. Sliding patio doors from the dining area open directly onto the rear garden, allowing plenty of natural light and a wonderful indoor-outdoor feel. The fitted kitchen is well equipped with ample wall and base units, complemented by a range of integrated appliances, offering both practicality and style.

Upstairs, the property continues to impress with three generously sized bedrooms, all well proportioned and versatile in use. The accommodation is completed by a family bathroom and a separate WC.

Externally, the fully enclosed rear garden is a standout feature, offering two patio areas for outdoor seating, a lawned section perfect for children or pets, and a useful outbuilding, currently configured as a bar—ideal for entertaining or adaptable as a home office or hobby space. To the front, the property benefits from a driveway providing parking for multiple vehicles along with a garage.

Located within close proximity to excellent local schools, shops, and amenities, the property also offers easy access to the A38 making it ideal for commuting.

Entrance Porch

Double glazed door to the front aspect, space for coats and shoes, door to hallway

Hallway

Door access to lounge and kitchen, understairs storage cupboard, stairs to first floor, radiator

Lounge

13' 2" max x 10' 10" max (4.01m max x 3.30m max)

double glazed window to the front aspect, wall mounted electric fire, french doors to dining room, vertical radiator

Dining Room

10' 11" max x 8' 8" max (3.33m max x 2.64m max)

Double glazed sliding doors to the rear garden, radiator

Kitchen

10' 11" max x 7' 3" max (3.33m max x 2.21m max)

Double glazed window to the rear and side aspect, fitted kitchen with wall and base units, integrated cooker, microwave, fridge freezer, dishwasher, 4 ring gas hob, extractor hood, one and half bowl sink and draining board with mixer tap, double glazed door to the rear aspect leading to the rear garden

Landing

Double glazed window to the side aspect, storage cupboard, loft access

Bedroom One

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

Double glazed window to the front aspect, radiator

Bedroom Two

11' 6" max x 9' 1" max (3.51m max x 2.77m max)

Double glazed window to the rear aspect, radiator

Bedroom Three

9' 7" max x 6' 5" max (2.92m max x 1.96m max)

Double glazed window to the front aspect, radiator

Bathroom

Double glazed window to the rear aspect, bath with shower over, wash hand basin, radiator

Separate Wc

Double glazed window to the rear aspect, low level WC

Rear Garden

Good sized tiered garden with two patio area, laid to laid, shed

Parking

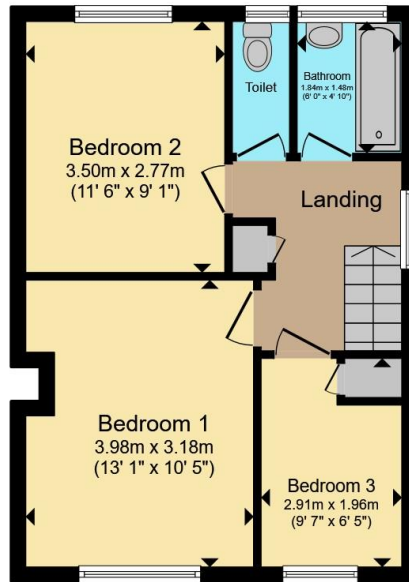
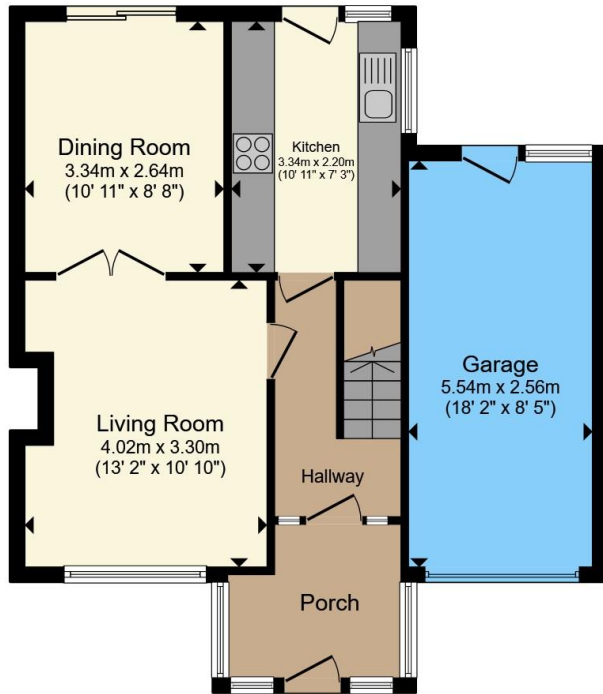
Driveway parking for multiple cars

Garage

18' 2" max x 8' 5" max (5.54m max x 2.57m max)

Up and over door, door access to the rear, double glazed window





Ground Floor

First Floor

Total floor area 97.4 m² (1,049 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

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax Band: C

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Tenure: Freehold



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