



**Connells**

Pike Road  
Plymouth



## Property Description

We are excited to introduce this three bedroom semi-detached property to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, bathroom, W.C, front and rear garden and off-road parking.

Located in the popular residential location of Efford, offering easy access to the city centre, well-regarded schools, the A38 and major transport links.

As you enter this property, you are welcomed with a spacious lounge with an original fireplace, which flows into a separate dining room, creating a perfect space for hosting and socialising, followed by the kitchen with access to the rear garden. This floor also benefits from ample storage space throughout.

On the first floor, you will find two good-sized double bedrooms, a further good-sized single bedroom and shower room comprising walk-in shower, hand basin and a separate W.C.

Externally, this property offers a front and rear garden, perfect for enjoying in the summer months and off-street parking to the front.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

13' 4" maximum x 12' 7" maximum ( 4.06m maximum x 3.84m maximum )

### Dining Room

11' 6" maximum x 10' 1" maximum ( 3.51m maximum x 3.07m maximum )

### Kitchen

7' 9" maximum x 7' 5" maximum ( 2.36m maximum x 2.26m maximum )

## First Floor

### Bedroom One

13' maximum x 11' 11" maximum ( 3.96m maximum x 3.63m maximum )

### Bedroom Two

12' x 10' 3" ( 3.66m x 3.12m )

### Bedroom Three

9' 6" maximum x 7' 4" maximum ( 2.90m maximum x 2.24m maximum )

### Shower Room

7' 1" maximum x 5' 6" maximum ( 2.16m maximum x 1.68m maximum )

### W.C.

## Agents Note;

\*\* This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\*

### Agents Note;

\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

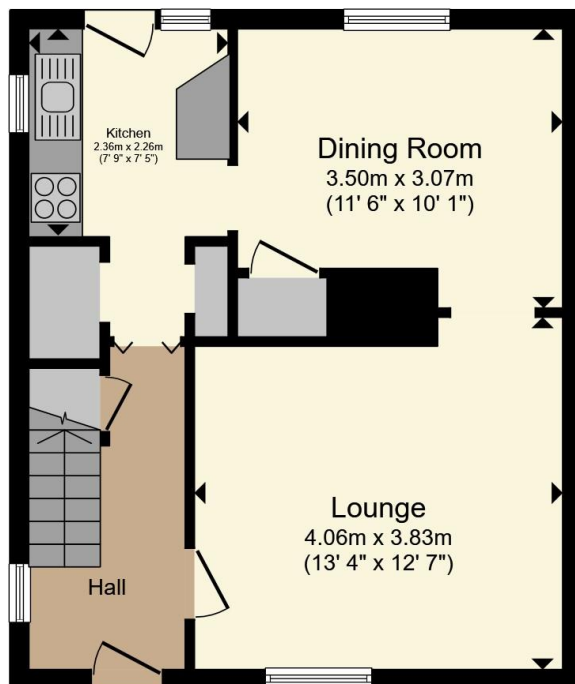
### Agents Note;

\*\*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.\*\*

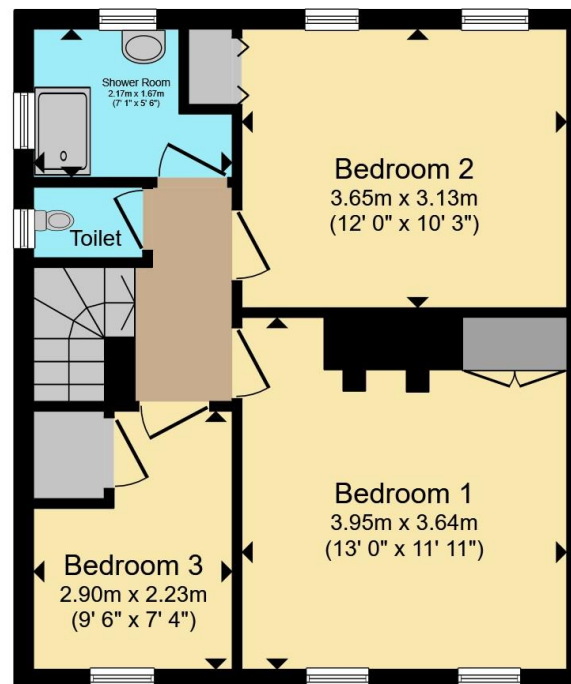








**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (923 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)

**Connells**

To view this property please contact Connells on

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32 Mannamead Road  
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313962](http://connells.co.uk/Property/PLH313962)**



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.

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