



Connells

Shapleys Gardens
Plymouth



Property Description

This well-presented three-bedroom property offers an excellent opportunity for first-time buyers seeking a comfortable and practical home. The ground floor features a kitchen, lounge, and a bright conservatory that provides an inviting additional living area overlooking the garden.

Upstairs, you'll find three bedrooms and a contemporary shower room.

Outside, the property benefits from residents' parking and a private rear garden—perfect for relaxing or entertaining.

A fantastic starter home in a convenient location.

Entrance Hallway

Radiator.

Kitchen

10' 11" x 7' 7" (3.33m x 2.31m)

A range of matching wall and base units with worktops above. Cooker point. Plumbing for a washing machine. Space for tumble dryer and fridge freezer. Stainless steel sink and drainer. Double glazed windows to the front and side. Wall mounted boiler.

Living Room

14' 10" max x 12' 7" max (4.52m max x 3.84m max)

Double glazed window to the rear elevation. Radiator. Feature fireplace. Double internal doors opening into the conservatory.

Conservatory

12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed conservatory. Radiator. Double glazed door opening out to the garden.

Upstairs Landing

Loft access hatch.

Bedroom 1

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window to the rear elevation. Radiator.

Bedroom 2

9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to the front elevation. Radiator.

Bedroom 3

8' 9" x 5' 11" (2.67m x 1.80m)

Double glazed window to the rear elevation. Radiator.

Shower Room

Walk in corner shower enclosure, low level w.c. and a vanity sink unit. Heated towel rail. Obscured double glazed window.

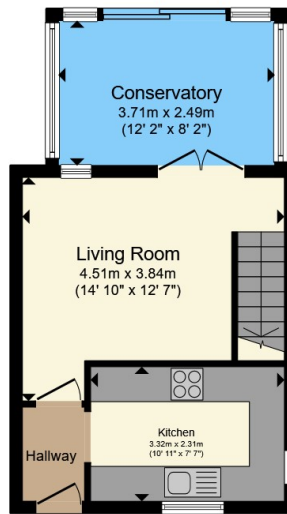
Outside

The property has front and rear gardens. The rear garden is low maintenance with a patio leading to an artificial lawn area. Located next to the property is residents parking.

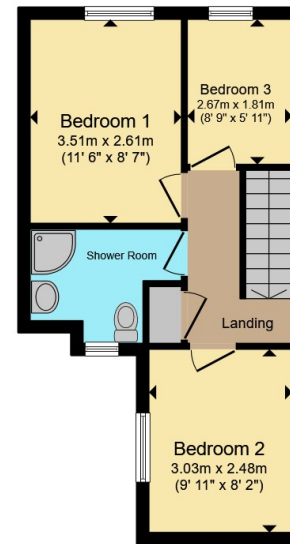








Ground Floor



First Floor

Total floor area 67.5 m² (727 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

Connells

To view this property please contact Connells on

T 01752 481 577
E plymstock@connells.co.uk

2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLK307474



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLK307474 - 0019