



Connells

Kneele Gardens
Plymouth



Property Description

We are delighted to introduce this charming three bedroom semi-detached family home to the market, situated in a sought-after location. Benefiting from three bedrooms, lounge, dining room, kitchen, utility, downstairs W.C, shower room, large front & rear garden, driveway & garage.

Located in the popular residential area of Hartley Vale, close to a host of local amenities, prestigious schools and offers easy access to main transport links and the A38.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful feature fireplace, followed by a separate dining room, creating the perfect space for hosting a socialising. The kitchen can also be found on this floor with matching wall and base units as well as a separate utility room and a downstairs W.C.

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

Externally, this property benefits from a large front and rear garden offering ample outdoor space, perfect for enjoying in the summer months, and a driveway and garage.

This property is an attractive opportunity to acquire a fantastic property and create a

wonderful family home.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

14' 4" maximum x 12' 10" maximum (4.37m maximum x 3.91m maximum)

Dining Room

11' 9" maximum x 10' 8" maximum (3.58m maximum x 3.25m maximum)

Kitchen

13' x 7' 7" (3.96m x 2.31m)

Utility

6' 7" x 5' 11" (2.01m x 1.80m)

W.C.

First Floor

Bedroom One

12' 5" maximum x 11' 5" maximum (3.78m maximum x 3.48m maximum)

Bedroom Two

14' 2" maximum x 11' 1" maximum (4.32m maximum x 3.38m maximum)

Bedroom Three

10' 10" x 6' 9" (3.30m x 2.06m)

Shower Room

W.C.

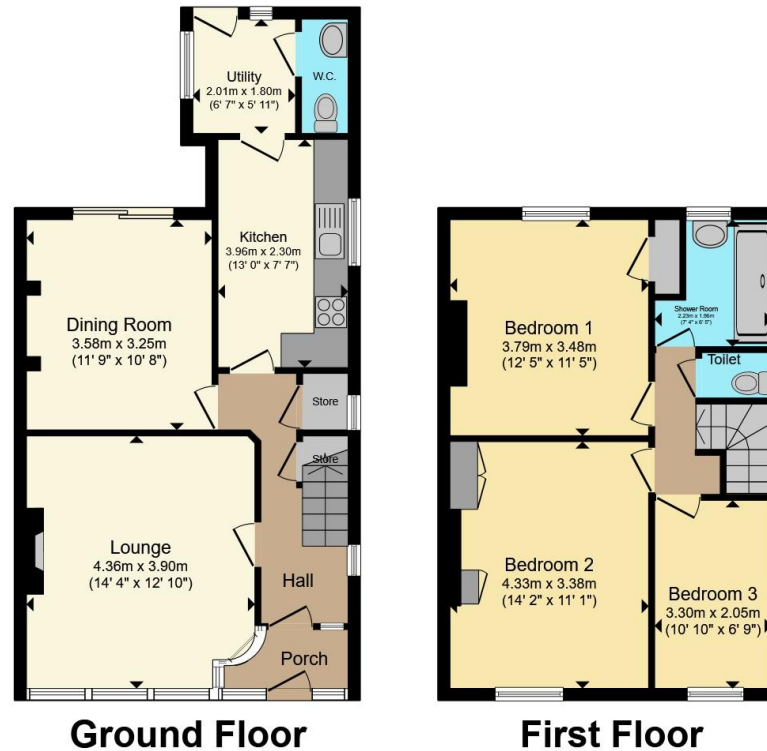
Agents Note;

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.









Total floor area 101.4 m² (1,092 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

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32 Mannamead Road
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313956



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.

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Property Ref: PLH313956 - 0002