



Not for marketing purposes INTERNAL USE ONLY

Eliot Street
Weston Mill PLYMOUTH



Property Description

This beautifully presented home offers bright, stylish living throughout, with a sophisticated open-plan lounge-diner featuring a striking fireplace, bespoke shelving, and a charming window seat. The modern kitchen is finished with sleek white cabinetry, wooden worktops, and quality stainless steel appliances, creating a clean and contemporary space.

Upstairs, the elegant bathroom provides a relaxing retreat with soft grey tiling, a full-size bath, and fresh modern fittings.

Outside, the private courtyard garden is designed for easy living, with raised decking, gravel areas, and neat planting set against light, rendered walls. The impressive outbuilding with full-height glass doors adds valuable extra space—ideal for a utility area, workshop, or stylish garden room.

Overall, the property combines comfort, style, and practicality, offering a beautifully finished home ready to enjoy.

Hallway

Upon entering, Directly ahead is a staircase leading to the upper floor. The right wall of the staircase features vertical white paneling and a simple white handrail.

Lounge

15' 5" x 13' (4.70m x 3.96m)

Large double glazed window, includes a built-in window seat beneath it, storage space inside the window seat. The fireplace has a traditional black cast-iron insert with a decorative arch and small grate. A glass-

paneled door. Radiator. To the left, the wall is finished with vertical panel detailing. Spotlights. The lounge opens directly into the dining room through a wide, open doorway at the far end of the space.

Dining Room

7' 9" x 7' 8" (2.36m x 2.34m)

Radiator. Spotlights. Open plan leading to kitchen.

Kitchen

10' 6" x 5' 9" (3.20m x 1.75m)

A range of matching wall and base units with worktops above. The splashback is tiled in a soft grey with a horizontal pattern. Stainless steel sink and drainer with mixer tap. The cooker is a built-in stainless steel gas hob with four burners arranged in a square layout. The oven is a built-in stainless steel unit positioned directly beneath the gas hob. Above the hob is a contemporary extractor hood with a curved glass canopy and a stainless steel chimney. Under counter space for a fridge. Radiator. Double glazing window to the rear elevation.

Bedroom 1

13' 9" x 7' 3" (4.19m x 2.21m)

Double glazing window to the front elevation. Radiator.

Bedroom 2

10' 11" x 6' 9" (3.33m x 2.06m)

Double glazing window to the front elevation. Radiator.

Bathroom

Along the right-hand side is a white bathtub with a shower overhead and a curved glass shower screen. The walls around the bath are tiled in large light-grey tiles with a subtle linear pattern. On the left side of the room, there is a white pedestal sink with a chrome tap, set against a small tiled splashback. Next to it is a matching white toilet. Obscured double glazing window to the rear elevation. Radiator.

Outbuilding/Utility

The outhouse is a single-storey structure positioned at the back of the courtyard. This utility room is a practical, space with a concrete floor and painted walls. It contains a built-in niche that houses a stacked tumble dryer and washing machine, keeping the appliances neatly organised and out of the way. The outbuilding features a set of full-height glass double doors framed in dark wood. The doors open outward onto the raised decking area.

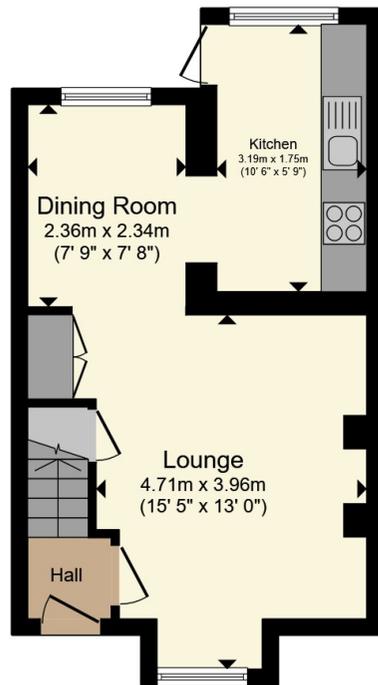
Rear Garden

This garden is a low-maintenance, enclosed outdoor space finished with a combination of raised decking and gravel. The decking area sits at the forefront, providing a practical spot for seating or outdoor dining. Along the right-hand side, there are raised planters containing a trimmed shrub and some greenery. Side gate to street.

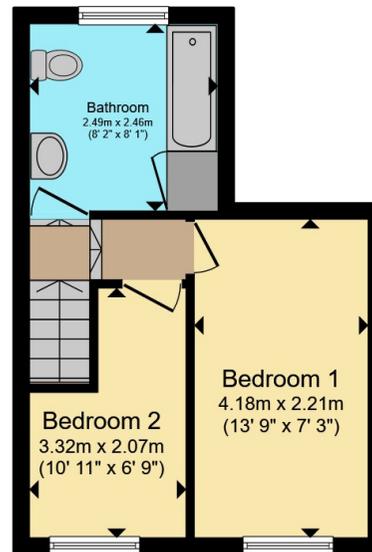




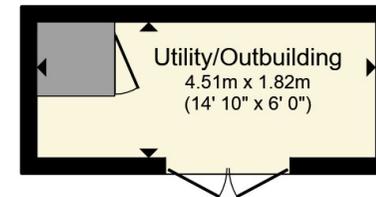




Ground Floor



First Floor



Outbuilding

Total floor area 66.0 m² (711 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 351616
E stbudeau@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: E Council Tax
Band: A

Tenure: Freehold

check out more properties at connells.co.uk



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: SBU109680 - 0003