



**Connells**

Billacombe Road  
Plymouth



### Property Description

This beautifully renovated property boasts fantastic kerb appeal with hardstanding to the front. The landscaped front and rear gardens offer a stylish yet practical outdoor space ideal for relaxing and entertaining.

Inside, the home features a spacious open-plan living area and contemporary kitchen, creating the perfect hub for family life and hosting guests. A utility room and convenient downstairs W.C. add to the practicality of the layout.

Upstairs, you'll find three well-presented bedrooms along with a sleek, modern shower room complete with his and hers vanity sinks, adding a touch of luxury to everyday living.

Situated close to a range of local amenities and transport links, the home is also perfectly positioned near Billacombe Fields and other local green spaces, ideal for dog walkers, families, and outdoor lovers.

This property truly offers the best of modern style and convenience - an opportunity not to be missed!

### Entrance Porch

Double glazed windows to the front and side elevations.

### Entrance Hall

Part tiled walls. Internal door into the main kitchen and living area.

### Kitchen/Living Area

32' 5" max x 15' 9" max ( 9.88m max x 4.80m max )

Impressive open plan space comprising of a modern fitted kitchen. Extended island with ample seating space beneath. Built in oven, Neff microwave and a counter top electric hob. Inset sink with stainless steel mixer tap. Plumbing for dishwasher. Double glazed window to the rear and double glazed French doors that lead to the garden. Three radiators. Double glazed window to the front elevation. Oak effect flooring throughout. Stairs rising to the first floor with wood and glass balustrade.

### Utility

7' 8" x 6' 7" ( 2.34m x 2.01m )

Space for an American style fridge freezer. Matching base units to the kitchen with worktop above. Double glazed window to the front elevation. .

### W.C./Laundry Room

Worcester boiler. Wall units. Space for appliances including plumbing for a washing machine. Low level w.c. Vanity sink unit. Radiator. Double glazed window to the side elevation.

### Upstairs Landing

Access hatch to the loft which is boarded. Double glazed window to the side elevation.

## Bedroom 1

14' 7" max x 10' 3" max ( 4.45m max x 3.12m max )

Double glazed windows to the front elevation.  
Radiator.

## Bedroom 2

12' 5" max x 10' 2" max ( 3.78m max x 3.10m max )

Double glazed window to the rear elevation.  
Radiator.

## Bedroom 3

8' 9" x 5' 8" ( 2.67m x 1.73m )

Double glazed window to the front elevation.  
Radiator.

## Bathroom

Large walk in shower enclosure, combination double sink and toilet vanity unit. Heated towel rail. Extractor fan. Obscured double glazed window to the rear elevation.

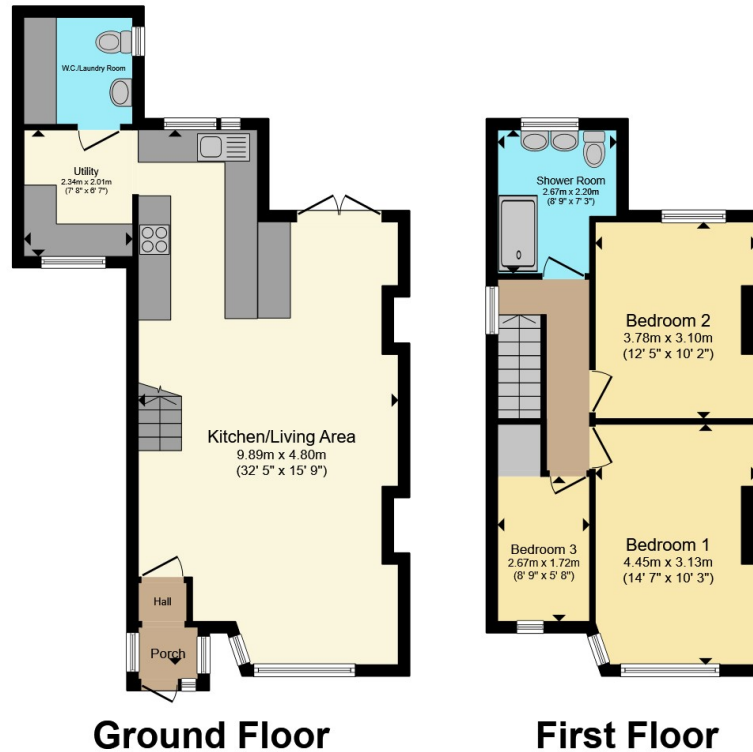
## Outside

To the front to the property is a hardstanding and a shed. The front and side of the house has been freshly rendered and has a silicone based top coat for longevity. The front garden has been landscaped with artificial lawn and a paved area which extends down the side of the property. Power point. The rear garden has been paved and has an outside tap and power point. There is also a covered storage area. Gate to the rear.









Total floor area 91.7 m<sup>2</sup> (987 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)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: PLK307102 - 0013