



**Connells**

Belle Vue Road  
Plymouth



### Property Description

This incredibly spacious three bedroom cottage is brought to the market, ready to move into and is sure to be popular! Upon entry there is an entrance hallway leading to the lounge. The lounge is a large space and would be perfect for a cozy night. Moving on from the lounge is a separate dining room with plenty of space for hosting with a window overlooking the rear garden. To the rear of the ground floor is an immaculate kitchen, with space for appliances and a door leading out to the rear garden. Upstairs, the property benefits from three well proportioned bedrooms and a spacious bathroom which contains a walk-in shower and separate bath. Externally, the property has a low maintenance rear garden, while also offering plenty of space for outside dining!

### Lounge

15' 3" x 11' ( 4.65m x 3.35m )

Large lounge space with fire, window to the front of the property and radiator underneath.

### Dining Room

11' 1" x 11' ( 3.38m x 3.35m )

Window to the rear of the property with built in storage cupboards.

### Kitchen

14' 11" Max x 8' 3" Max ( 4.55m Max x 2.51m Max )

Comprising; Matching wall and base units, oven with extractor fan above, sink with drainer unit, space for appliances, window looking out to the rear garden.

### Bedroom One

12' 7" x 11' 1" ( 3.84m x 3.38m )

Double glazed window to the front aspect.

### Bedroom Two

11' 1" Max x 10' 10" Max ( 3.38m Max x 3.30m Max )

Window to the rear aspect.

### Bedroom Three

11' 1" x 6' 1" ( 3.38m x 1.85m )

Window to the front aspect.

### Bathroom

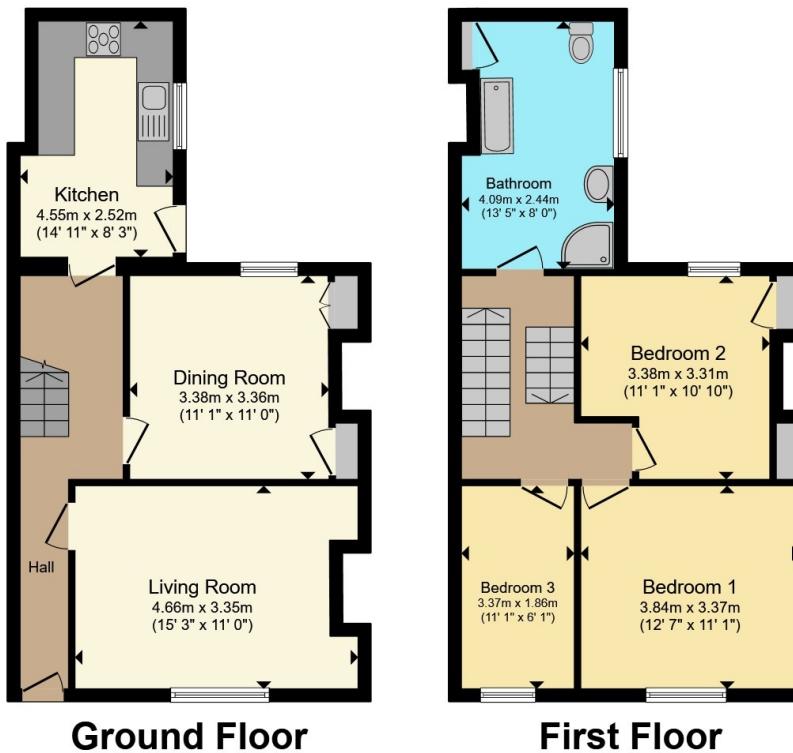
13' 5" Max x 8' Max ( 4.09m Max x 2.44m Max )

Comprising: Walk-in shower, wash hand basin, WC, storage cupboard and separate bath.









Total floor area 93.6 m<sup>2</sup> (1,007 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**

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**T 01752 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
 PLYMOUTH PL9 7AW

EPC Rating: D    Council Tax  
 Band: B

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Tenure: Freehold



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