

Property details approval form

83 Wolseley Road, Plymouth, Devon, England, PL2 3BL

Date: 05 June 2026

Property Ref and Version: SBU109829 - 0008

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £120,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2022.

○ Key Features

- > Energy Rating: E
- > Two bedrooms
- > Modern fitted kitchen with white gloss units and dark worktops
- > Integrated oven and ceramic hob
- > Contemporary shower room with walk-in glass enclosure
- > Neutral decor throughout
- > Off-road parking to the rear
- > Low-maintenance and ready to move into
- > No chain

○ Short Description

Modern two-bedroom property with a contemporary fitted kitchen, bright shower room, neutral decor throughout, and access to a communal garden.

○ Long Description

This modern two-bedroom property offers bright, well-presented accommodation finished in a neutral colour palette throughout. The contemporary fitted kitchen is thoughtfully designed with sleek white units, contrasting worktops, and integrated appliances, providing a practical and stylish space for everyday use. The shower room is clean and modern, featuring a walk-in glass shower enclosure, electric shower, and a chrome heated towel rail, creating a fresh and functional space. Both bedrooms are well laid out and versatile, suitable for a range of living arrangements. The property further benefits from access to a communal garden, offering shared outdoor space for residents. Overall, the home is low-maintenance, move-in ready, and ideal for those seeking modern living in a well-kept setting.

○ Directions

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○ Agents Note

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○ Room Description

Hallway

Upon entrance, stairs leading to first floor.

Lounge

17' 1" x 11' 5" (5.21m x 3.48m)

Double glazing bay window to the front elevation. Wall mounted electric heater.

Kitchen

11' 2" x 6' 11" (3.40m x 2.11m)

A range of matching wall and base units with worktops above. High-gloss white cabinets. A built-in electric oven is neatly integrated into the lower cabinets.

Above the oven is a black glass ceramic hob with four cooking zones. Extractor hood above. Stainless steel sink and drainer. A white ceramic tile splashback, arranged in a simple grid pattern, runs along the full length of the counter. Under-counter space for washing machine. Double glazing window to the rear elevation.

Shower Room

A walk-in shower enclosure with a clear glass door is positioned on the left-hand side.

The shower walls are finished with large-format grey tiles. A chrome shower system with an electric shower unit is installed. A white pedestal sink is located to the right, paired with a simple chrome tap. Close-coupled toilet. Obscured double glazing window to the side elevation. chrome heated towel rail mounted vertically on the wall.

Bedroom 1

12' 8" x 11' 10" (3.86m x 3.61m)

Double glazing window to the rear elevation. Wall mounted electric heater.

Bedroom 2

11' 6" x 6' 11" (3.51m x 2.11m)

Double glazing window to the front elevation. Wall mounted electric heater.

Rear Garden

Enclosed communal garden.

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○ Floor Plan



Total floor area 60.1 m² (646 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

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○ Approval

Signature

Date

	Signature	Date
Sophie Berry		
Mr & Miss A.&.R. Challen & Brown		