



Connells

Roman Way
Plymouth



Property Description

We are delighted to introduce this charming three bedroom end of terrace home to the market, situated in a sought-after location. Benefiting from three double bedrooms, two reception rooms, kitchen/diner, utility room, downstairs W.C, bathroom and rear garden.

Located in the popular residential location of Higher St. Budeaux, close to a host of local amenities, well-regarded schools and local parks whilst offering easy access to main bus routes, the A38 and Cornwall.

As you enter this property, you are welcomed with a spacious bright and airy lounge, followed by a separate dining room, perfect for hosting of socialising, you will also find a large kitchen/diner with modern matching wall and base units and built-in appliances and beautiful feature fireplace with log burner, and completing this floor you have a separate utility room and a convenient downstairs W.C.

On the first floor, you will find three good-sized double bedrooms and sizeable bathroom with bath, hand basin and W.C.

Externally, this home offers a well-presented low-maintenance rear garden, perfecting for relaxing and enjoying in the summer months.

This property is an attractive opportunity to acquire a lovely property and create a wonderful family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Kitchen/Diner

23' 6" maximum x 10' 2" maximum (7.16m maximum x 3.10m maximum)

Lounge

15' 3" maximum x 12' maximum (4.65m maximum x 3.66m maximum)

Dining Room

11' 1" maximum x 10' 5" maximum (3.38m maximum x 3.17m maximum)

Utility

8' 9" maximum x 8' maximum (2.67m maximum x 2.44m maximum)

W.C.

First Floor

Bedroom One

14' 8" maximum x 11' 3" maximum (4.47m maximum x 3.43m maximum)

Bedroom Two

12' 8" maximum x 10' 5" maximum (3.86m maximum x 3.17m maximum)

Bedroom Three

11' 1" maximum x 10' 4" maximum (3.38m maximum x 3.15m maximum)

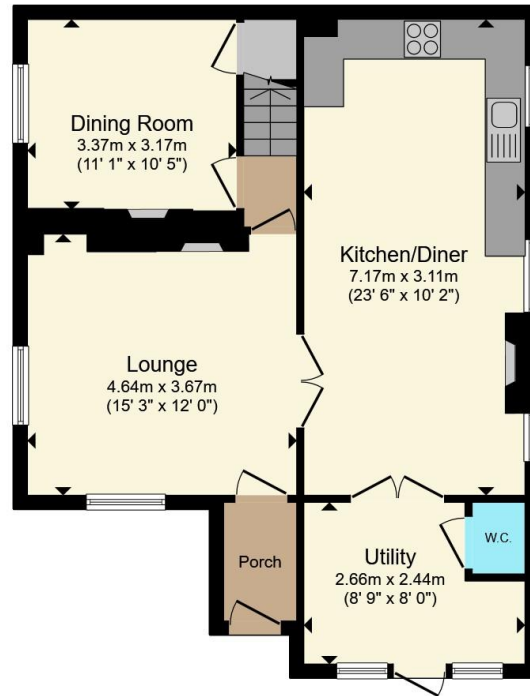
Bathroom

10' 2" x 7' 10" (3.10m x 2.39m)

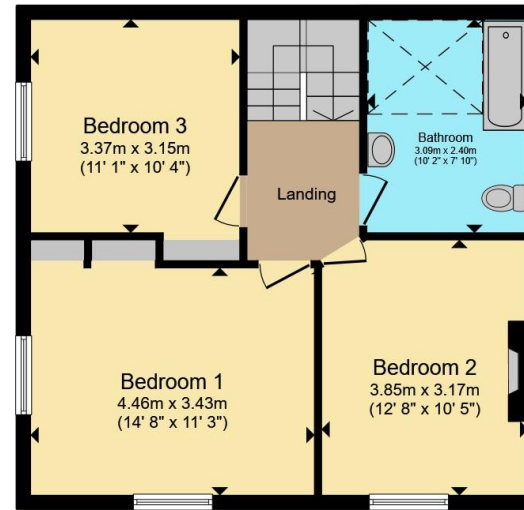








Ground Floor



First Floor

Total floor area 118.0 m² (1,271 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110120



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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.

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