



Connells

Budshead Road
Plymouth



Property Description

We are delighted to introduce this exciting investment opportunity to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge/sitting room, kitchen/breakfast room, shower room and on-street parking.

Located close to a host of local amenities such as an array of shops and restaurants and offers easy access to the A38 and main transport links.

Contact agent for further details.

BOOK YOUR VIEWINGS NOW!

Lounge/Sitting Room

14' 6" maximum x 10' 9" maximum (4.42m maximum x 3.28m maximum)

Kitchen/Breakfast Room

13' 8" maximum x 10' maximum (4.17m maximum x 3.05m maximum)

Bedroom One

10' 2" maximum x 8' 8" maximum (3.10m maximum x 2.64m maximum)

Bedroom Two

11' 8" maximum x 8' 7" maximum (3.56m maximum x 2.62m maximum)

Shower Room

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 61.4 m² (661 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 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU110009

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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