



**Connells**

Northumberland Street  
Plymouth



### Property Description

The property boasts a brand-new kitchen, fitted with contemporary units, sleek worktops, and high-quality appliances. A modern bathroom has been freshly installed, complete with stylish tiling and premium fittings. New windows and doors enhance both energy efficiency and curb appeal, while a full rewire and new central heating system ensure safety, comfort, and efficiency. For added convenience, newly created off-road parking has been provided.

This home has been completely transformed, presenting a move-in-ready opportunity in a sought-after location. Perfect for families, professionals, or investors looking for a modern, low-maintenance property.

### Entrance Vestibule

Door into the entrance hall.

### Entrance Hall

Stairs rising to the first floor with storage beneath.

### Lounge

10' 4" x 11' 6" ( 3.15m x 3.51m )

Two double glazed windows to the front elevation. Radiator.

### Dining Room

11' 6" x 7' 8" ( 3.51m x 2.34m )

Double glazed window to the rear elevation. Built in alcove storage. Radiator.

### Kitchen

15' 6" x 7' 10" ( 4.72m x 2.39m )

Impressive modern and sleek kitchen comprising of a range of matching wall and base units with worktops above. Sink and drainer with mixer tap. Counter top hob with extractor fan above. Integrated oven. Integrated washing machine and fridge freezer. Dual aspect double glazed windows to the rear and side elevations. uPVC double glazed door to the side.

### Upstairs Landing

Traditional style split landing.





## Bedroom 1

15' 5" x 11' 6" ( 4.70m x 3.51m )

Two double glazed windows to front elevation. Radiator.

## Bedroom 2

12' 4" x 8' 6" ( 3.76m x 2.59m )

Double glazed window to the rear elevation. Radiator.

## Bedroom 3

7' 5" x 7' 9" ( 2.26m x 2.36m )

Double glazed window to the rear elevation. Radiator.

## Bathroom

Attractive modern fitted bathroom comprising of panel bath with shower above, accent black crittall shower screen, vanity sink unit and a low level w.c. with concealed cistern. Heated towel rail. Obscured double glazed window to the side elevation.

## Outside

The property boasts a generous rear garden which is mainly laid to lawn. There is a rear access gate to the service lane and there is also off road parking to the rear.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeaux@connells.co.uk](mailto:stbudeaux@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: F Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SBU108986](http://connells.co.uk/Property/SBU108986)



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU108986 - 0002