



Connells

Whittington Street
Plymouth



Property Description

Located in the heart of the city in a quiet street but also close to a host of local amenities, local parks and well-regarded schools whilst being a 5-minute stroll to Plymouth train station and the city centre.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window, followed by a separate dining room, perfect for hosting and socialising, a brand-new wren kitchen with modern matching wall and base units and top of the range built-in appliances and a separate utility room with sink and dedicated washing machine space as well as access to the south-facing rear garden.

Continuing the showhome condition, on the first floor you will find three good-sized double bedrooms all with fresh new carpets and paint throughout, and a further good-sized single bedroom the ideal space for an at home office or walk-in wardrobe, and completing this home you will find a stylish modern shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a large basement, a south-facing rear garden creating the perfect space for enjoying in the summer months and a garage to the rear.

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

ASK AGENT FOR FURTHER DETAILS!

Basement

30' 5" maximum x 16' 3" maximum (9.27m maximum x 4.95m maximum)

Ground Floor

Lounge

16' 8" maximum x 12' 6" maximum (5.08m maximum x 3.81m maximum)

Dining Room

13' 10" maximum x 10' 2" maximum (4.22m maximum x 3.10m maximum)

Kitchen/Diner

18' 6" maximum x 11' 10" maximum (5.64m maximum x 3.61m maximum)

Utility

8' 8" x 6' (2.64m x 1.83m)

First Floor

Bedroom One

16' 7" maximum x 10' 8" maximum (5.05m maximum x 3.25m maximum)

Bedroom Two

13' 10" maximum x 10' 5" maximum (4.22m maximum x 3.17m maximum)

Bedroom Three

10' 4" maximum x 10' 2" maximum (3.15m maximum x 3.10m maximum)

Bedroom Four

10' 11" x 5' 10" (3.33m x 1.78m)

Shower Room

Garage

16' 11" x 8' 11" (5.16m x 2.72m)

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 192.1 m² (2,067 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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313667



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.

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