



Connells

Woodford Avenue
Plymouth



Property Description

A beautifully presented two double bedroom semi-detached bungalow, ideally positioned within the highly sought-after residential area of Woodford Avenue. This charming home offers a wonderful blend of comfort, space, and practicality, making it an ideal choice for a wide range of buyers.

Internally, the property boasts a spacious and light-filled living room, perfect for relaxing or entertaining, along with a separate dining room that provides flexibility for formal dining or additional living space. The addition of a rear porch enhances the home further, offering a bright and inviting area with pleasant views over the garden. There are two generously sized double bedrooms and a well-appointed family bathroom, all maintained to a good standard.

Externally, the property enjoys a level access plot with a low maintenance front garden, while to the rear there is a sunny aspect garden that is ideal for gardening enthusiasts or outdoor relaxation. The home also benefits from a private driveway and garage, providing ample off-road parking and storage solutions.

Conveniently located, the property is within easy reach of reputable schools, a variety of shops, and local amenities. It also offers excellent transport links, including straightforward access to the A38, making it perfect for commuters.

This delightful bungalow presents an excellent opportunity for downsizers seeking single-level living, first-time buyers looking to step onto the property ladder, or investment opportunity

Entrance Hall

Double glazed door to the side aspect, door access to lounge, dining room, bedrooms and bathroom, storage cupboard, loft access, radiator

Lounge

18' 1" max x 10' 11" max (5.51m max x 3.33m max)

Double glazed window to the front aspect, radiator

Dining Room

11' 3" max x 10' 3" max (3.43m max x 3.12m max)

Double glazed windows to the rear and side aspect, radiator

Kitchen

10' 3" max x 7' 1" max (3.12m max x 2.16m max)

Two double glazed windows to the side aspect, fitted kitchen with wall and base units, sink and draining board with mixer tap, integrated oven, induction hob, extractor, space for washing machine and under counter fridge, boiler

Rear Porch

Double glazed door to the side aspect, windows to the rear and side aspect



Bedroom One

10' 11" max x 10' max (3.33m max x 3.05m max)

Double glazed window top the front aspect, radiator

Bedroom Two

10' 5" max x 10' max (3.17m max x 3.05m max)

Double glazed window to the rear aspect, radiator

Bathroom

Double glazed window to the side aspect, bath with shower over, wash hand basin, low level WC, radiator

Front Garden

level plot with low maintenance front garden and access to the rear

Rear Garden

Sunny aspect rear garden, enclosed, plants and shrubs

Driveway

Private driveway for two vehicles

Garage

Up and over door





Total floor area 68.4 m² (736 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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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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