



**Connells**

Pode Drive  
Plymouth



## Property Description

Situated in a quiet residential location on Pode Drive, PL7, this two bedroom ground floor flat offers well-proportioned and comfortable accommodation, making it an ideal choice for first-time buyers, downsizers or investors.

The property features a light and airy lounge, enhanced by sliding patio doors that open directly onto the enclosed rear garden, creating a pleasant indoor-outdoor connection and allowing an abundance of natural light. The accommodation is further complemented by a fitted kitchen, providing practical storage and workspace.

There are two well-proportioned bedrooms, both offering flexibility for use as bedrooms or home office space, along with a modern family bathroom.

Externally, the enclosed rear garden provides a private outdoor space ideal for relaxing or entertaining. The property also benefits from a garage located in a nearby block, offering additional storage or parking.

Pode Drive is conveniently located close to local amenities, well-regarded schools, and main transport links, making this a well-positioned home for a wide range of buyers.

## Entrance Hall

Double glazed door to the front aspect, doors to kitchen lounge and bedrooms, two storage cupboards, radiator

## Kitchen

11' 3" max x 8' 3" max ( 3.43m max x 2.51m max )

Double glazed window to the front aspect, modern fitted kitchen with wall and base units, roll edge work surfaces, sink and draining board with mixer tap, space for washing machine and fridge freezer, built in cooker, gas hob, extractor hood, space for tumble dryer, boiler, radiator

## Lounge

11' 3" max x 13' 11" max ( 3.43m max x 4.24m max )

Double glazed window to the side aspect, double glazed sliding patio doors to the rear aspect, radiator

## Bedroom One

12' 11" max x 8' 9" max ( 3.94m max x 2.67m max )

Double glazed window to the rear aspect, radiator

## Bedroom Two

10' 2" max x 7' 2" max ( 3.10m max x 2.18m max )

Double glazed window to the rear aspect, storage cupboard, radiator

## Bathroom

Double glazed window to the front aspect, bath with shower over, wash hand basin and vanity unit, low level WC, chrome ladder towel rail

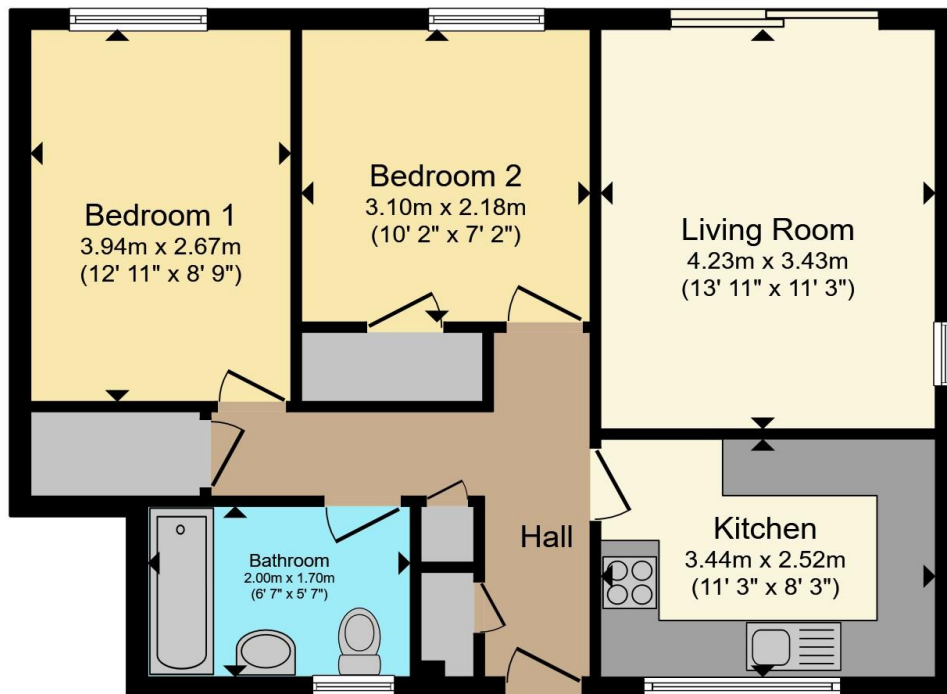
## Garden

Enclosed rear garden with patio area, panelled fencing, storage shed

## Garage

Up and over door





Total floor area 61.2 m<sup>2</sup> (658 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](http://www.propertybox.io)

**Connells**



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110 Ridgeway Plympton  
PLYMOUTH PL7 2HN

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
309.60

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLN307392](http://connells.co.uk/Property/PLN307392)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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