



**Connells**

Beaumont Road  
Plymouth



## Property Description

We are excited to introduce the four bedroom mid-terrace period property to the market, situated in a popular central location. Benefiting from three double bedrooms, one single bedroom, two reception rooms, kitchen, utility room, W.C, bathroom, on-street parking and enclosed rear courtyard.

Located in St. Jude's, close to a host of local amenities, well-regarded schools and local parks whilst being a stone's throw away from the city centre, the historic barbican, Plymouth Hoe and main transport links.

As you enter this home, you are welcomed with a spacious lounge with a beautiful bay window and feature fireplace which flows effortlessly into a separate dining room, perfect for hosting and entertaining, followed by a large kitchen/breakfast room with matching wall and base units, a separate utility with access to an enclosed rear garden and downstairs W.C.

On the first floor, you will find three good-sized double bedrooms with the primary bedroom benefiting from a stunning bay window, a further good-sized single bedroom and completing this home you have a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers an enclosed rear garden, perfect for enjoying in the summer months and on-street parking.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

14' 10" maximum x 13' 9" maximum ( 4.52m maximum x 4.19m maximum )

### Dining Room

12' maximum x 11' 8" maximum ( 3.66m maximum x 3.56m maximum )

### Kitchen/Breakfast Room

15' 8" maximum x 11' 3" maximum ( 4.78m maximum x 3.43m maximum )

### Utility

11' maximum x 8' 8" maximum ( 3.35m maximum x 2.64m maximum )

### W.C.

## First Floor

### Bedroom One

14' 5" maximum x 13' 1" maximum ( 4.39m maximum x 3.99m maximum )

### Bedroom Two

12' maximum x 10' 10" maximum ( 3.66m maximum x 3.30m maximum )

### Bedroom Three

12' 4" maximum x 8' 9" maximum ( 3.76m maximum x 2.67m maximum )

### Bedroom Four

8' 11" x 7' ( 2.72m x 2.13m )

### Bathroom









**Ground Floor**

**First Floor**

Total floor area 124.8 m<sup>2</sup> (1,343 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)



To view this property please contact Connells on

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32 Mannamead Road  
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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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