



**Connells**

Flat A Western College Road  
Plymouth



### Property Description

An exciting opportunity to acquire this well-presented one bedroom ground floor apartment, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, shower room, rear courtyard, and permit on-street parking.

Located in the popular residential location of Mannamead, close to a host of local amenities such as an array of shops and restaurants, local parks and well-regarded schools whilst being a stone's throw away from the city centre, Plymouth University and offering easy access to the main transport links and the A38.

As you enter this home, you are welcomed with a light and airy lounge with a beautiful bay window and feature fireplace, a good-sized double bedroom, a kitchen with matching wall and base units and a shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a rear courtyard and permit on-street parking to the front.

This property is the perfect opportunity for a first-time buyer.

### EARLY VIEWINGS ADVISED!

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**Floor Plan**

Total floor area 45.9 m<sup>2</sup> (494 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**

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313239](http://connells.co.uk/Property/PLH313239)**



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.

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