



Connells

Dovedale Road
Plymouth



Property Description

We are delighted to introduce this wonderful three bedroom semi-detached family home to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, bathroom, conservatory, front & rear garden and on-street parking.

Located in Beacon Park, close to a host of local amenities, local parks, well-regarded schools and offers easy access to the A38, the city centre and main transport links.

As you enter this home, you are welcomed with a well-presented bright and airy lounge with a beautiful bay window and stunning feature fireplace which flows effortlessly into a separate dining room, creating the perfect space for hosting and socialising which also offers access to the conservatory. A kitchen can also be found on this floor with matching wall and base units and built-in appliances.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms with primary bedroom offering a lovely bay window, a further single bedroom and a family bathroom comprising walk-in shower, hand basin and W.C.

Externally, this home offers and benefiting from a south-facing rear garden, perfect for enjoying in the summer months, a front garden and easy on-street parking.

This property is an attractive opportunity to

acquire a fantastic property and create a wonderful family home.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 8" maximum x 10' 8" maximum (3.86m maximum x 3.25m maximum)

Dining Room

10' 9" maximum x 10' 2" maximum (3.28m maximum x 3.10m maximum)

Kitchen

10' 8" x 6' 2" (3.25m x 1.88m)

Conservatory

12' x 8' 4" (3.66m x 2.54m)

First Floor

Bedroom One

11' 4" maximum x 10' 4" maximum (3.45m maximum x 3.15m maximum)

Bedroom Two

10' 8" maximum x 10' 7" maximum (3.25m maximum x 3.23m maximum)

Bedroom Three

6' 4" x 6' 2" (1.93m x 1.88m)

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

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.









Ground Floor

First Floor

Total floor area 84.0 m² (904 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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To view this property please contact Connells on

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15 Victoria Road St Budeaux
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110207



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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