



**Connells**

Skardale Gardens  
PLYMOUTH



## Property Description

We are delighted to introduce this immaculate two bedroom mid-terrace family home to the market, situated in a sought-after location. Benefiting from two double bedrooms, lounge/diner, kitchen, bathroom, front & rear garden and on-street parking.

Located in Eggbuckland area of Plymouth, close to a host of local amenities, local parks and well-regarded schools whilst offering easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge/diner with a beautiful feature fireplace, followed by a modern kitchen with matching wall and base units with built-in appliances and door leading to a large rear garden.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage space can also be found throughout this property.

Externally, this home offers a large well-maintained rear garden, perfect for hosting and enjoying in the summer months, a front lawned garden and on-street parking.

This property is a perfect opportunity for a first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge/Diner

18' 4" maximum x 12' 8" maximum ( 5.59m maximum x 3.86m maximum )

### Kitchen

11' 5" maximum x 7' 4" maximum ( 3.48m maximum x 2.24m maximum )

## First Floor

### Bedroom One

15' 11" x 9' 1" ( 4.85m x 2.77m )

### Bedroom Two

12' x 9' ( 3.66m x 2.74m )

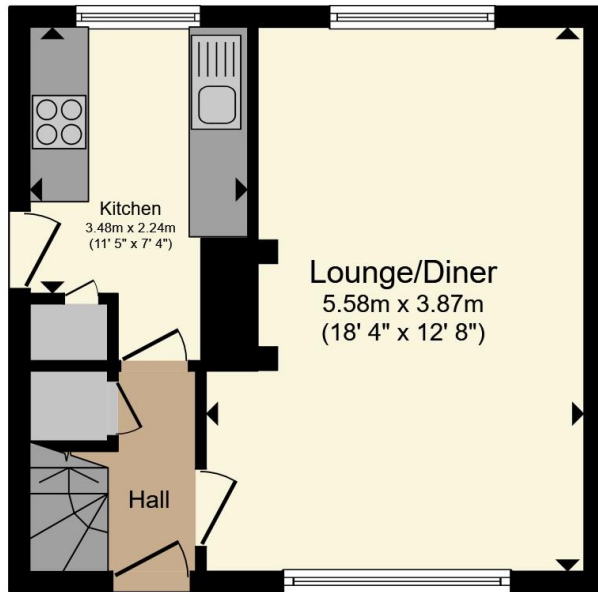
### Shower Room

6' 8" maximum x 5' 9" maximum ( 2.03m maximum x 1.75m maximum )

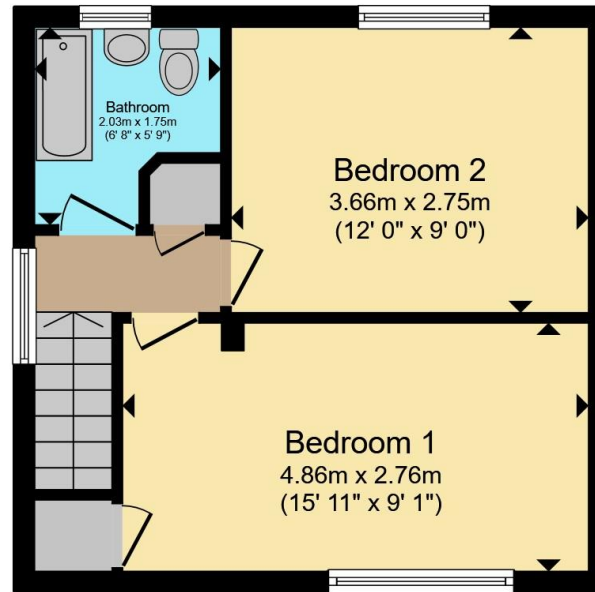








**Ground Floor**



**First Floor**

Total floor area 63.3 m<sup>2</sup> (681 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: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313213](http://connells.co.uk/Property/PLH313213)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH313213 - 0003