



Connells

Wordsworth Road
Plymouth



Property Description

This well-presented two-bedroom home offers comfortable living throughout, featuring a practical layout and a convenient location.

Downstairs, the property benefits from a modern shower room, ideal for everyday use. Upstairs you'll find two good-sized bedrooms, both offering ample space for furniture and storage.

To the rear, there is a private courtyard, complete with a gate that opens directly onto the street, providing easy access and added convenience. On-street parking is available nearby.

Overall, this home is perfect for first-time buyers, downsizers, or those looking for a low-maintenance investment property.

Front Of House

6 Steps leading to front door.

Hallway

Upon entrance stairs leading to first floor. White radiator. Under-stairs storage cupboard.

Lounge

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazing bay window to the front elevation. White radiator.

Dining Room

12' 9" x 8' 5" (3.89m x 2.57m)

Double glazing window to the rear elevation. White radiator. Storage cupboard.

Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)

A range of matching wall and base units, with worktops above. Stainless steel sink and drainer with dual mixer tap. Double glazing window to the side elevation. White radiator. Space for cooker.

Hall

Hall leading to shower room and back door to rear garden.

Shower Room

Obscured double glazing window. White radiator. Wall-mounted, white ceramic basin. Corner-style, enclosed cubicle with white tiled walls throughout. The shower has a glass sliding door with chrome framing.

Bedroom 1

11' 10" x 11' (3.61m x 3.35m)

Two double glazing windows to the front elevation. White radiator.

Bedroom 2

12' 9" x 9' 9" (3.89m x 2.97m)

Double glazing window to the rear elevation. White radiator.

Bathroom

Chrome heated towel rail. White ceramic pedestal sink. Standard white bathtub.

Courtyard

Enclosed court yard, 6 steps leading to rear gate.

Agents Note

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.









Total floor area 88.2 m² (949 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



To view this property please contact Connells on

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15 Victoria Road St Budeaux
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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