



**Connells**

Merafield Road  
Plymouth



## Property Description

Nestled in a convenient and sought-after location close to Ridgeway Shopping Centre and well-regarded local schools including Old Priory Junior School and St Mary's Infants School, this delightful three double bedroom cottage is brimming with character, warmth and timeless appeal.

Upon entering, you are welcomed into a cosy lounge, the heart of the home, featuring a charming wood-burning stove and an array of period features that enhance the cottage's inviting atmosphere. The accommodation flows through to a beautifully presented cottage-style kitchen/diner, fitted with a range of integrated appliances and offering an ideal space for both everyday living and entertaining. Beyond the kitchen, a bright and sunny conservatory provides additional reception space and enjoys lovely views over the rear garden.

To the first floor, the property offers three generously sized double bedrooms, each providing comfortable and versatile accommodation, together with a well-appointed shower room.

Outside, the idyllic rear garden is a true haven of tranquillity. Enclosed and beautifully established, it features mature shrubs, a lawned area and a shaded seating space, creating the perfect setting to relax and enjoy the peaceful surroundings.

Further benefits include on-street parking and a highly convenient location close to local amenities, schools and transport links. Combining cottage charm with practical family living, this wonderful home is sure to appeal to a wide range of buyers.

## Entrance Hall

Double glazed door to the front aspect

## Lounge

19' 1" max x 15' 2" max ( 5.82m max x 4.62m max )

Two double glazed windows to the front aspect, wood burner, stairs to first floor, storage cupboard, door access to kitchen, radiator

## Kitchen/Diner

19' max x 8' 2" max ( 5.79m max x 2.49m max )

Double glazed window to the rear aspect, fitted kitchen with wall and base units, integrated double oven, fridge and washing machine, gas hob, extractor hood, one and half bowl sink and draining board with mixer tap, patio doors to conservatory, vertical radiator

## Conservatory

7' 2" max x 6' 6" max ( 2.18m max x 1.98m max )

Upvc surround, door access to the side to the rear garden

## Landing

Storage cupboard, door access to bedrooms and shower room

### **Bedroom One**

13' 8" max x 10' 10" max ( 4.17m max x 3.30m max )

Double glazed window to the front aspect, built in wardrobe and storage cupboard, radiator

### **Bedroom Two**

12' 11" max x 8' 6" max ( 3.94m max x 2.59m max )

Double glazed window to the rear aspect, loft access, radiator

### **Bedroom Three**

9' 8" max x 8' 8" max ( 2.95m max x 2.64m max )

Double glazed window to the front aspect, wash hand basin and vanity unit, loft access, radiator

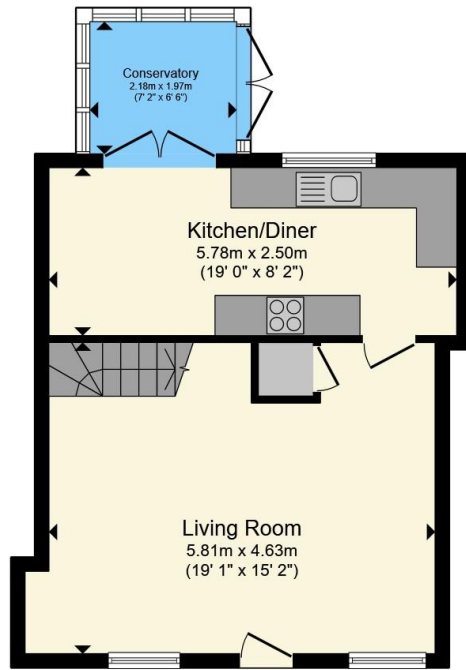
### **Shower Room**

Double glazed obscured window to the rear aspect, wash hand basin, low level WC, shower cubicle

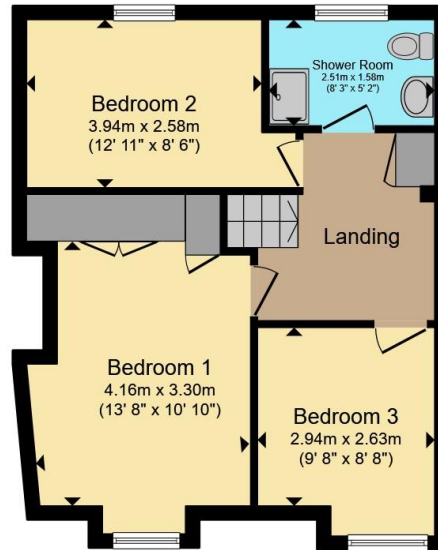
### **Rear Garden**

Mature rear garden with shrubs and plants with a seating area, laid to lawn, electrical points





**Ground Floor**



**First Floor**

Total floor area 91.4 m<sup>2</sup> (984 sq.ft.) approx

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**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
PLYMOUTH PL7 2HN

EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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