



Connells

Bowers Park Drive
Plymouth



Property Description

We are delighted to introduce this immaculately presented three bedroom detached property to the market, situated popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, utility, W.C., enclosed rear garden, driveway and garage.

Located in a quiet cul-de-sac in Woolwell, close to a host of local amenities, local parks and well-regarded schools, whilst offering easy access to Derriford Hospital, main bus routes and Dartmoor.

As you enter this home, you are welcomed with a convenient downstairs W.C., followed by a spacious bright and airy lounge with a beautiful box bay window which flows effortlessly into a separate dining room with access to the rear garden, a kitchen with matching wall and base units and built-in appliances, followed by a separate utility room which also offers access to the rear garden.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom, perfect for an at home office space or nursery and completing this home you will find a shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a large well-presented enclosed rear garden, perfecting for enjoying in the summer months, a driveway and garage to the front.

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

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

17' 6" maximum x 14' 10" maximum (5.33m maximum x 4.52m maximum)

Dining Room

10' 7" x 7' 10" (3.23m x 2.39m)

Kitchen

7' 1" x 6' 10" (2.16m x 2.08m)

Utility

7' 5" x 6' 5" (2.26m x 1.96m)

W.C.

Garage

17' x 7' 7" (5.18m x 2.31m)

First Floor

Bedroom One

11' 7" maximum x 8' 4" maximum (3.53m maximum x 2.54m maximum)

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)

Bedroom Three

10' x 6' (3.05m x 1.83m)

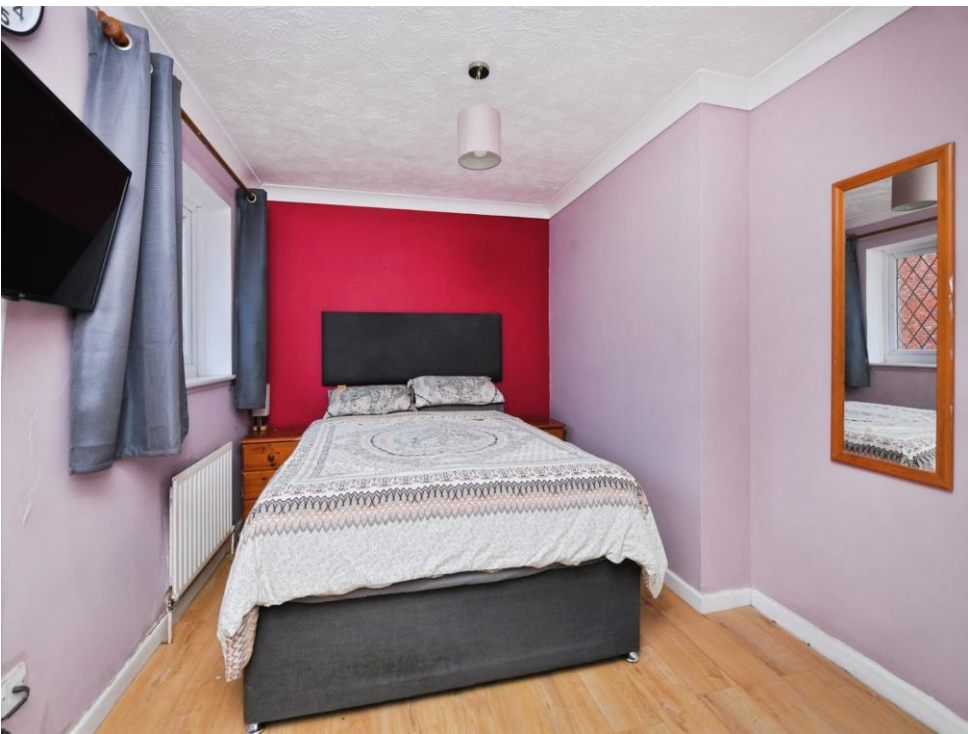
Shower Room

5' 11" x 5' 8" (1.80m x 1.73m)

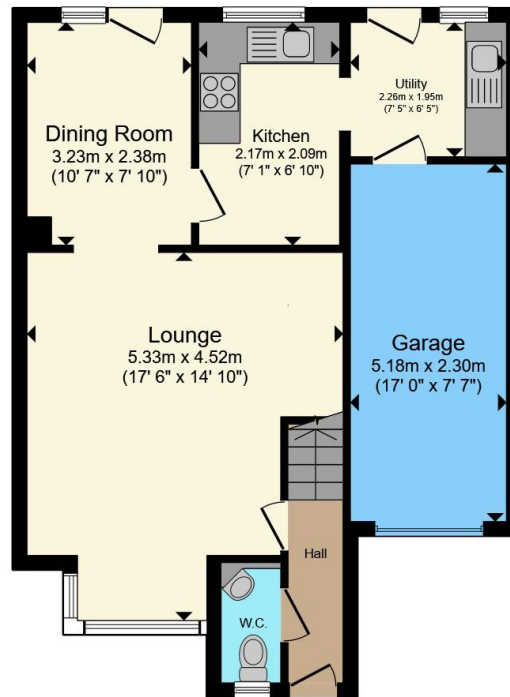
Agents Note;

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.

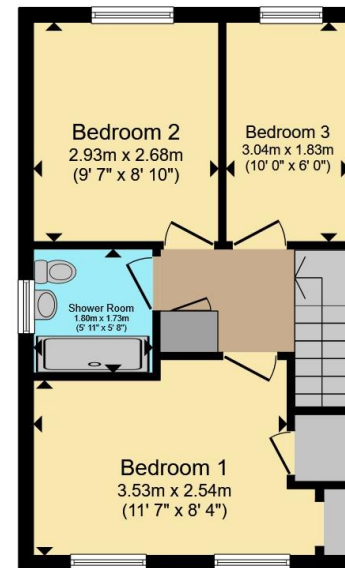








Ground Floor



First Floor

Total floor area 92.8 m² (999 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

Connells

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PLH314017



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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