



Connells

South Yard Way
Plymouth



Property Description

We are excited to introduce this immaculately presented two bedroom mid-terrace property to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen, downstairs W.C., bathroom, rear garden and two allocated parking spaces.

Located centrally in the Devonport area of Plymouth, close to a host of local amenities and local parks whilst being a stone's throw away from Plymouth city centre and offers easy access to main transport links.

As you enter this home, you are welcomed with a well-appointed kitchen with modern matching wall and base units and built-in appliances, followed by a downstairs W.C. and a well-presented spacious lounge with double patio doors leading out to the rear garden, bringing in ample natural daylight.

Continuing the immaculate condition, on the first floor you will find, two good-sized double bedrooms with both bedrooms benefiting from built-in storage and a modern tiled family bathroom comprising bath with overhead shower, hand basin and W.C. completing this home.

Externally, this property offers a low-maintenance, well-maintained rear garden, perfect for enjoying in the summer months and two allocated parking spaces 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!

Lounge

13' 8" x 13' 5" (4.17m x 4.09m)

Kitchen

7' 10" x 6' 5" (2.39m x 1.96m)

W.C.

Bedroom One

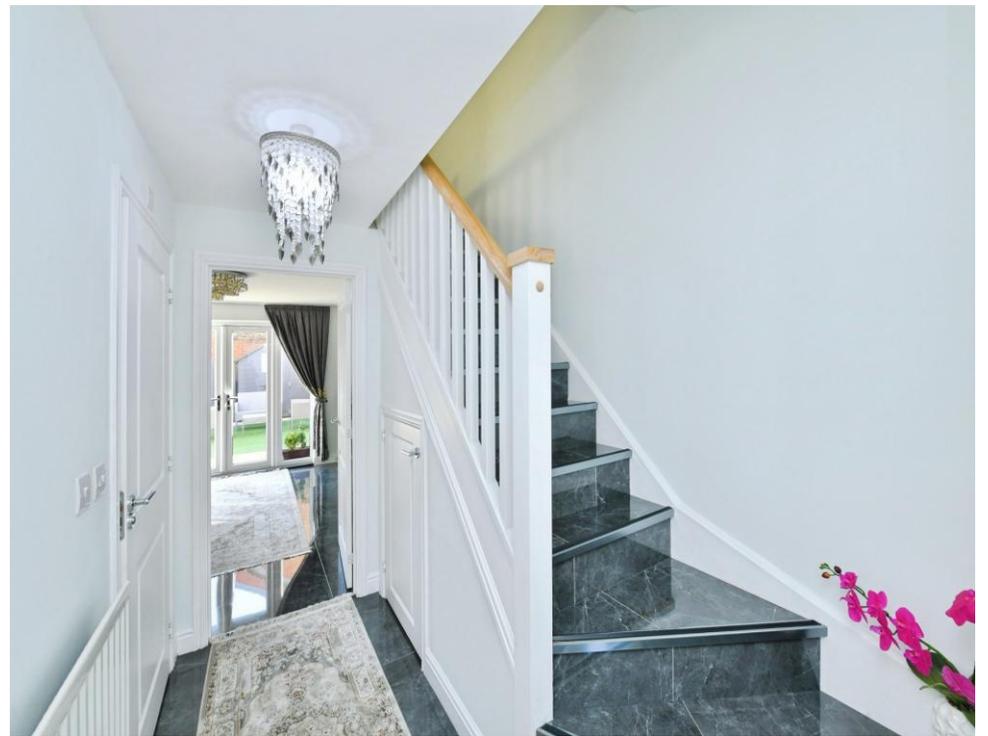
13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom Two

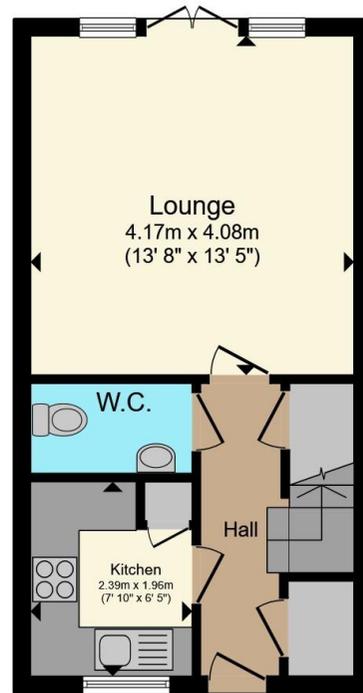
13' 7" x 8' 9" (4.14m x 2.67m)

Bathroom

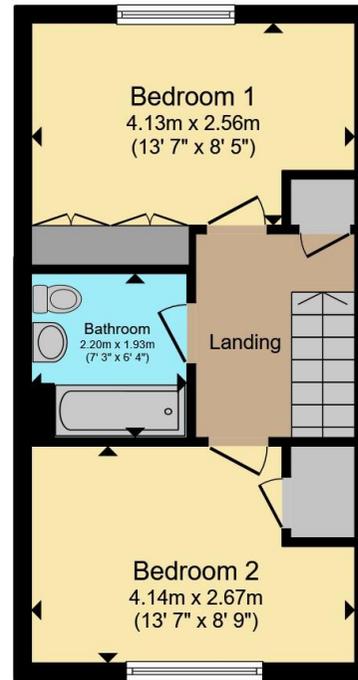








Ground Floor



First Floor

Total floor area 63.0 m² (678 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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32 Mannamead Road
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313266



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.

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