



**Connells**

St. Lawrence Mews  
Plymouth



### Property Description

A rare and exciting opportunity to acquire this charming ready to move in two bedroom mews house within a gated community, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, bathroom, communal courtyard and allocated parking.

Located centrally, close to a host of local amenities such as an array of shops and restaurants, well-regarded schools, local parks, whilst being an easy reach to the city centre, Plymouth University, the historic Barbican and water front and major transport links.

As you enter this home, you are welcomed with a spacious light and airy lounge, followed by a modern kitchen with matching wall and base units and built-in appliances.

Continuing the good-condition on this property, you will find two good-sized double bedrooms and a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property benefits from being situated in a gated community, allocated parking to the rear and communal courtyard.

This property offers an attractive opportunity to first-time buyers and investors, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

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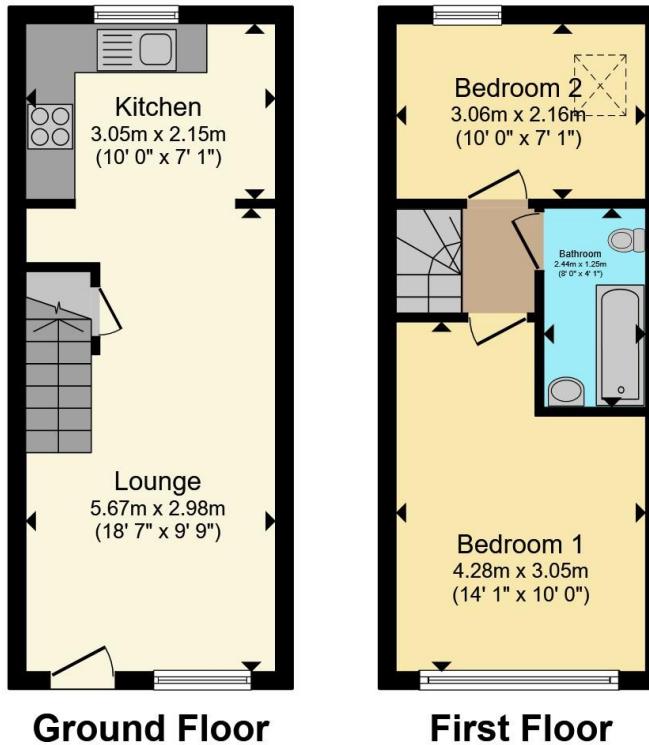
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Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

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: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313119](http://connells.co.uk/Property/PLH313119)**



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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Property Ref: PLH313119 - 0003