



Connells

Lydford Park Road
Plymouth



Property Description

We are delighted to introduce this well-presented two bedroom mid-terrace period property to the market, situated in a sought-after location. Benefiting from two bedrooms, lounge, dining room, kitchen, downstairs W.C., shower room, rear garden and on-street parking.

Located in the desirable location of Peverell, close to a host of local amenities such as an array of shops and restaurants, well-regarded schools and local parks, whilst offering easy access to the city centre, Plymouth train station and main transport links.

As you enter this home, you are welcomed with a spacious lounge with a beautiful box bay window and feature fireplace, followed by a large dining room, perfect for hosting and socialising, a well-appointed modern kitchen with matching wall and base units and built-in appliances, and completing this floor you have a convenient downstairs W.C.

Continuing the good condition, on the first floor you will find a good-sized primary double bedroom and a further good-sized single bedroom, and a shower room comprising walk-in shower, hand basin and W.C.

Externally, you have a rear garden, perfect for enjoying in the summer months and on-street parking.

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

11' 1" maximum x 10' 8" maximum (3.38m maximum x 3.25m maximum)

Dining Room

13' 4" maximum x 9' 5" maximum (4.06m maximum x 2.87m maximum)

Kitchen

13' 11" maximum x 8' 9" maximum (4.24m maximum x 2.67m maximum)

W.C.

First Floor

Bedroom One

14' 3" maximum x 11' 7" maximum (4.34m maximum x 3.53m maximum)

Bedroom Two

9' 3" x 6' 11" (2.82m x 2.11m)

Shower Room









Total floor area 75.4 m² (811 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: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313637



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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