



Connells

Carmarthen Road
Plymouth



Property Description

We are delighted to introduce this two bedroom mid-terrace property to the market, situated in a popular central location. Benefiting from two double bedrooms, two reception rooms, new kitchen, bathroom, large rear garden, garage and on-street parking.

Located in the central location of St Jude's with a warm community feel to the road, close to a host of local amenities such as an array of shops and restaurants, local parks, well-regarded schools and a stone's throw away from the city centre, the historic Barbican and Plymouth Hoe whilst offering easy access to main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful box bay window and feature fireplace, followed by a separate dining room, perfect for hosting and socialising, a new kitchen with matching modern wall and base units and access to a large rear garden.

On the first floor, you have two good-sized double bedrooms with the primary bedroom benefiting from built-in mirrored wardrobes and completing this home you have a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a large rear garden with lawn and patio space, perfect for enjoying in the summer months, a garage and on-street parking.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 5" maximum x 11' 7" maximum (3.78m maximum x 3.53m maximum)

Dining Room

15' 1" maximum x 12' 4" maximum (4.60m maximum x 3.76m maximum)

Kitchen

9' 7" x 7' 3" (2.92m x 2.21m)

First Floor

Bedroom One

12' 2" maximum x 12' 8" maximum (3.71m maximum x 3.86m maximum)

Bedroom Two

12' 4" x 8' 11" (3.76m x 2.72m)

Bathroom









Total floor area 79.7 m² (858 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: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/PLH313604

Tenure: Freehold



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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