



**Connells**

Canterbury Drive  
Plymouth



## Property Description

This well-presented one-bedroom house offers comfortable and well-balanced accommodation, ideal for first-time buyers, downsizers, or investors. The property features a bright lounge/dining area with a practical layout, leading through to a fitted kitchen with a range of wall and base units, built-in oven, gas hob, and space for appliances.

Upstairs, there is a generous double bedroom benefiting from built-in mirrored wardrobes, providing excellent storage. The bathroom is fitted with a panelled bath, wash hand basin, and WC, finished in neutral tones with a frosted window for natural light and privacy.

Externally, the property includes an outside storage shed, offering useful space for bikes, tools, or general storage. Overall, this is a well-maintained and practical home, ready for a new owner to move into.

## Front Of House

To the front is a low-maintenance enclosed garden, bordered by a charming timber picket fence with gated access, creating a welcoming and clearly defined approach to the home. A side pathway runs alongside the property. Built in shed to left of the front door.

## Lounge

12' 9" x 9' 3" ( 3.89m x 2.82m )

A staircase rises from the lounge, neatly positioned to one side and leading to the first floor. A feature arched opening leads through to the kitchen. Double glazing window to the

front elevation. White radiator. Obscured double glazing front door.

## Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )

A range of matching wall and base units with worktops above. Built-in oven, integrated gas hob with extractor above. Stainless steel sink and drainer with dual mixer tap. Double glazing window to the front elevation. Under-counter space and plumbing for washing machine. Space for small fridge/freezer. Under stairs storage cupboard.

## First Floor

### Bedroom 1

10' 3" x 10' ( 3.12m x 3.05m )

Double glazing window to the front elevation. White radiator. Built-in wardrobes with mirrored sliding doors.

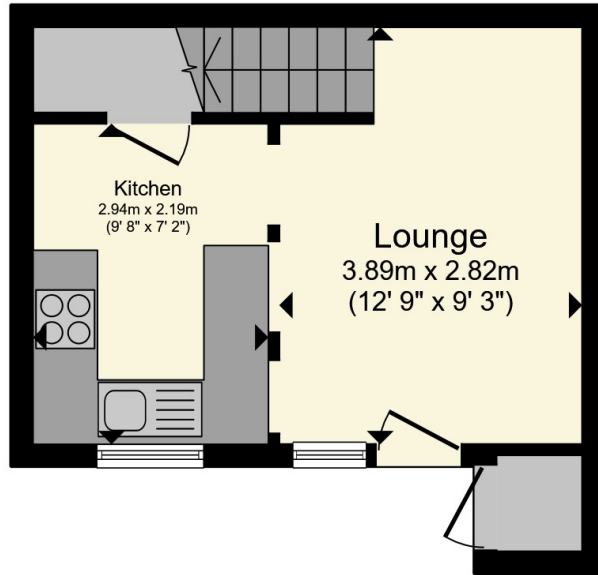
## Bathroom

Panelled bath incorporating integrated jets and a glass shower screen, Wall-mounted electric shower unit. Pedestal wash hand basin, and a WC. Neutral ceramic wall tiling. Obscured double glazing to the front elevation.

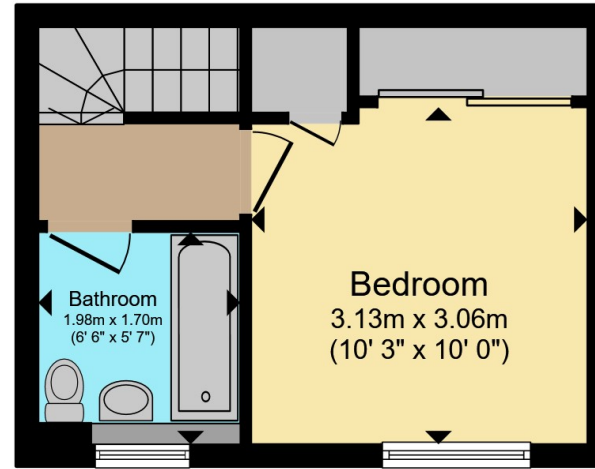








**Ground Floor**



**First Floor**

Total floor area 40.6 m<sup>2</sup> (437 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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