



**Connells**

Delamere Road  
Plymouth



## Property Description

We are excited to introduce this spacious two bedroom mid-terrace family home to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen, bathroom, conservatory, large enclosed rear garden and driveway for up to two cars.

Located in Eggbuckland area of Plymouth, close to a host of local amenities, local parks and well-regarded schools whilst offering easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a bright and airy lounge with flows effortlessly into a conservatory, a sizeable kitchen can also be found with matching wall and base units and direct access to an enclosed rear garden.

On the first floor, you will find two good-sized double bedrooms with the second bedroom benefiting from built-in storage space and completing this home you have a shower room comprising walk-in shower, hand basin and W.C.

Externally, this property offers a fully enclosed tiered rear garden, perfect for enjoying and hosting in the summer months, and a driveway for up to two cars to the front.

This property is an attractive opportunity for first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

15' 10" maximum x 10' 7" maximum ( 4.83m maximum x 3.23m maximum )

### Kitchen

16' 6" maximum x 13' 11" maximum ( 5.03m maximum x 4.24m maximum )

### Conservatory

10' 9" maximum x 8' 9" maximum ( 3.28m maximum x 2.67m maximum )

## First Floor

### Bedroom One

16' maximum x 10' 8" maximum ( 4.88m maximum x 3.25m maximum )

### Bedroom Two

10' 7" x 10' 2" ( 3.23m x 3.10m )

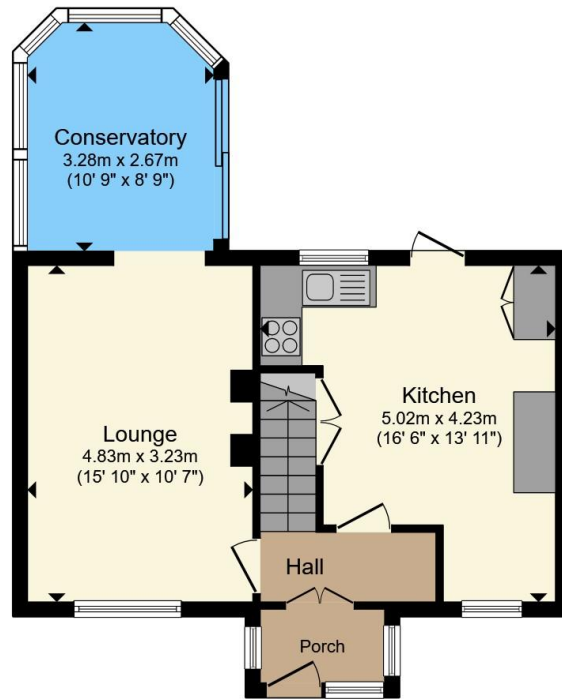
### Shower Room

7' 4" x 5' 8" ( 2.24m x 1.73m )

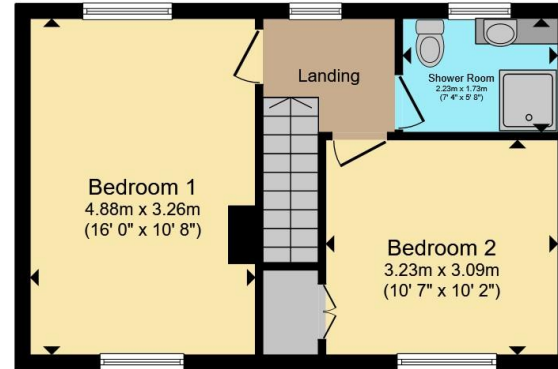








**Ground Floor**



**First Floor**

Total floor area 84.1 m<sup>2</sup> (905 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)



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EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313530](http://connells.co.uk/Property/PLH313530)**



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.

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