

Property details approval form

152 Bridwell Road, Plymouth, Devon, England, PL5 1AG

Date: 22 July 2026

Property Ref and Version: SBU109954 - 0005

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £225,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Three-bedroom semi-detached property
- > Separate dining area with open-plan feel
- > Modern fitted kitchen
- > Contemporary bathroom with bath and separate shower
- > Gas central heating and double glazing
- > Enclosed tiered rear garden with raised beds and seating area
- > Ideal for first-time buyers or families
- > Scope for further personalisation

○ Short Description

This is a well-presented three-bedroom semi-detached property offering spacious, versatile accommodation with modern interiors and a tiered rear garden. The home is ideal for families, first-time buyers, or those looking for a comfortable and practical living space.

○ Long Description

Situated within a well-established residential area, this attractive three-bedroom semi-detached property offers a well-proportioned and thoughtfully arranged layout, combining modern interior finishes with practical living space. The home has been well maintained and provides bright, versatile accommodation suited to both everyday family life and entertaining.

The ground floor features a spacious living room flowing into a dining area, creating a sociable and flexible environment, while the modern fitted kitchen to the rear offers good storage and direct access to the garden. Upstairs, the property benefits from three well-sized bedrooms, providing adaptable space for families, guests, or home working, complemented by a contemporary bathroom with both bath and separate shower.

Externally, the property enjoys a pleasant front garden and a distinctive tiered rear garden, designed for low maintenance with raised planting areas and seating space. This unique outdoor layout offers scope for further improvement while remaining practical and usable.

Overall, this is a well-presented three-bedroom home offering comfort, functionality, and future potential, making it an excellent option for first-time buyers, families, or those looking to personalise a property over time.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Front Of House

The garden slopes upward from the pavement toward the house and is covered mostly in green grass. On the right side, there is a neatly shaped hedge. On the left side, a concrete stairway leading to the porch.

Porch

The porch area shown is a small, enclosed front porch that projects slightly outward from the main wall of the house. The front of the porch features a large, white-framed window.

Hallway

A staircase rises steeply along the right-hand side, leading to the upper floor. Double-glazing window to the side elevation. Under-stair storage. A wooden interior door, leads into the back room (kitchen).

Kitchen

11' 2" x 8' 6" (3.40m x 2.59m)

A range of matching wall and base units with worktops above. The units are glossy white, both floor and wall-mounted, giving a clean, contemporary look.

Worktops are a mid-grey laminate. The backsplash features white rectangular tiles with a horizontal black accent stripe running across the middle, adding a simple design feature. A sink with a chrome tap, positioned beneath the window. Double-glazing window to the rear elevation. Cooker point. Plumbing for washing machine. Under-counter space for appliances. Frosted glass back door provides access outside.

Lounge

15' 3" x 13' 6" (4.65m x 4.11m)

A wide opening, giving it a connected yet separate feel. Double glazing window to the front elevation.

Dining Room

11' 3" x 11' (3.43m x 3.35m)

Dining space positioned just behind the living room, separated by a wide rectangular opening. A wooden interior door leading to kitchen. Double-glazing window to the rear elevation. White radiator.

Landing

Double-glazing window to the side elevation.

Bedroom 1

13' 8" x 13' 6" (4.17m x 4.11m)

Double glazing window to the front elevation. Built in storage cupboard.

Bedroom 2

13' 5" x 11' 6" (4.09m x 3.51m)

Double-glazing window to the rear elevation. Radiator sits beneath the window.

Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m)

Double-glazing window to the front elevation. White radiator sits beneath the window.

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

A freestanding-style bathtub with soft, rounded edges sits beneath the windows.

The tub is equipped with a central chrome tap and mixer. A curved glass shower enclosure is positioned at the right corner.

Inside is a wall-mounted electric shower unit. Two obscured double-glazing windows to the rear elevation. A wall-mounted extractor fan sits between the windows for ventilation. The walls are covered in large white tiles, A horizontal band of small dark mosaic tiles runs across the room at mid-height. Recessed spotlights, A white sink basin occupies the foreground on the right.

It features a chrome mixer tap. White ceramic toilet.

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Rear Garden

The garden is arranged across multiple levels, rising upward from the house:

Closest to the house is a lower patio or paved area.

Above that are raised concrete-edged planting beds, forming structured tiers.

The space is enclosed by wooden fencing on both sides, offering privacy. Much of the garden surface is covered with grey gravel, giving it a low-maintenance finish.

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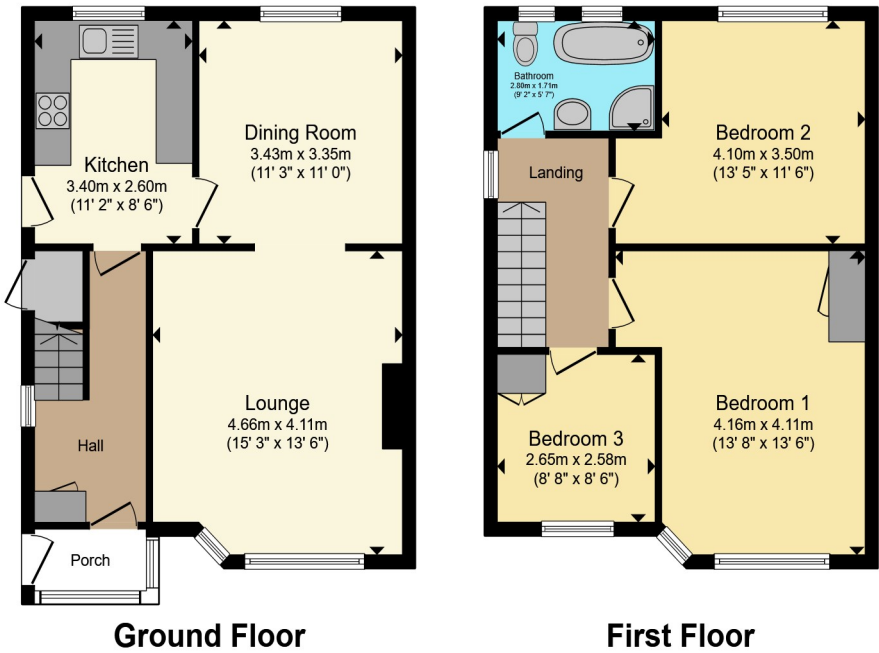
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Floor Plan



Total floor area 96.3 m² (1,036 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



Approval

Signature		Date
Sophie Berry		
Mr & Mrs W.&D. Yeadon		