



Connells

East Park Avenue
Plymouth



Property Description

We are delighted to introduce this well-presented three bedroom mid-terrace family home to the market, situated in a sought-after central location. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, bathroom, front & rear garden and detached garage.

Located in the popular central location of Ford Park, close to a host of local amenities, local parks and well-regarded schools, whilst be a stone's throw away from the city centre, Plymouth University and train station.

You enter this home through a porch and then are welcomed with a spacious bright and airy lounge with a stunning box bay window and a standout feature fireplace, which flows effortlessly into a separate dining space, creating the perfect space for hosting and socialising, followed by the kitchen with matching wall and base units and door leading to the rear garden.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom and a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, the property offers a front and rear garden with ample storage space, perfect for enjoying in the summer months, an outside W.C. and a detached garage and on-street permit parking.

This property is an attractive opportunity to acquire a fantastic home and create a wonderful family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 6" maximum x 11' 5" maximum (3.81m maximum x 3.48m maximum)

Dining Room

13' 3" maximum x 10' 10" maximum (4.04m maximum x 3.30m maximum)

Kitchen

10' 2" x 5' 11" (3.10m x 1.80m)

First Floor

Bedroom One

13' 3" maximum x 9' 7" maximum (4.04m maximum x 2.92m maximum)

Bedroom Two

12' 6" maximum x 9' 7" maximum (3.81m maximum x 2.92m maximum)

Bedroom Three

8' 9" x 6' (2.67m x 1.83m)

Garage

16' 4" maximum x 7' 11" maximum (4.98m maximum x 2.41m maximum)

Agents Note;

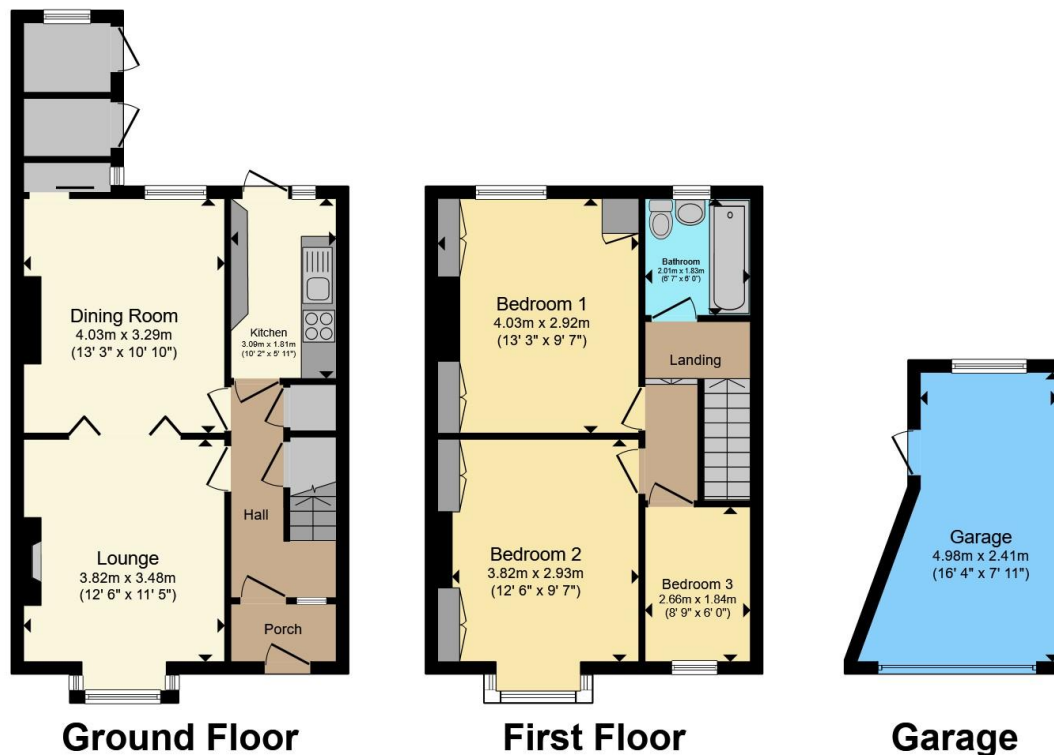
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 104.5 m² (1,125 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313927



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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