



**Connells**

Amados Drive  
Plymouth



## Property Description

Nestled within a quiet cul-de-sac in the highly sought-after Merafield area of Plympton, this well-located two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a home with genuine potential for modernisation. Ideally positioned close to a range of local amenities, transport links, and pleasant green spaces, the property provides the perfect blend of convenience and peaceful residential living.

The internal layout is practical and well-proportioned, featuring two bedrooms, a generous living area, a fitted kitchen, and a shower room—all presenting clear scope for updating and personalisation. This makes the bungalow an appealing choice for those looking to put their own stamp on a property and create a comfortable, contemporary home tailored to their tastes.

A standout feature is the private, non-overlooked rear garden, offering a secluded outdoor retreat ideal for relaxing, gardening, or landscaping projects. To the front, the property benefits from its own driveway, providing valuable off-road parking and contributing to the overall ease of living.

With its great location, private garden, and exciting potential, this bungalow represents a rare opportunity to renovate and transform a well-positioned property in one of Plympton's desirable neighbourhoods.

## Entrance Porch

Double glazed door to the side aspect, space for coats and shoes, door access to lounge

## Lounge

16' 4" max x 13' 6" max ( 4.98m max x 4.11m max )

Double glazed bay window to the front aspect, radiator

## Kitchen

10' 6" max x 9' 8" max ( 3.20m max x 2.95m max )

Double glazed windows to the rear and side aspect, fitted kitchen with wall and base units, built in oven, 4 ring gas hob, extractor, sink and draining board with mixer tap, space for washing machine, storage cupboard, radiator

## Hallway

Door access to bedrooms, lounge, kitchen and shower room, loft access, storage cupboards

## Bedroom One

13' max x 10' 11" max ( 3.96m max x 3.33m max )

Double glazed window to the front aspect, radiator

## Bedroom Two

10' 7" max x 10' 6" max ( 3.23m max x 3.20m max )

Double glazed window to the rear aspect, radiator

## Shower Room

Double glazed window to the rear aspect, quadrant shower cubicle, wash hand basin, low level WC, fully tiled, radiator





**Floor Plan**

Total floor area 60.0 m<sup>2</sup> (646 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: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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