



**Connells**

Tory Brook Court  
Plymouth





## Property Description

Welcome to this attractive first-floor flat situated in the sought-after development of Tory Brook Court. Perfect for first-time buyers or investors, the property is offered to the market with no onward chain, providing a smooth and straightforward purchasing process.

The accommodation comprises two well-proportioned bedrooms, a bright family bathroom, and a modern fitted kitchen. The living space offers a comfortable setting for relaxing or entertaining, and the overall layout is both practical and inviting.

Externally, the property benefits from an allocated parking space. The location is highly desirable—set within a popular residential area close to a range of local amenities, junior schools, Plympton Academy and Hele's School. Excellent transport links are nearby, including main bus routes and the A38 Devon Expressway, making commuting simple and convenient.

This property presents a fantastic opportunity to step onto the property ladder or expand an investment portfolio.

## Entrance Hall

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

## Lounge

12' 10" max x 12' 5" max ( 3.91m max x 3.78m max )

Two double glazed windows to the side aspect, TV point

## Kitchen

10' 2" max x 5' 5" max ( 3.10m max x 1.65m max )

Double glazed window to the side aspect, fitted kitchen with wall and base units, sink and draining board with mixer tap, space for washing machine, fridge and freestanding cooker

## Bedroom One

10' max x 8' 11" max ( 3.05m max x 2.72m max )

Double glazed window to the side aspect

## Bedroom Two

10' 2" max x 6' 8" max ( 3.10m max x 2.03m max )

Double glazed window to the side aspect

## Bathroom

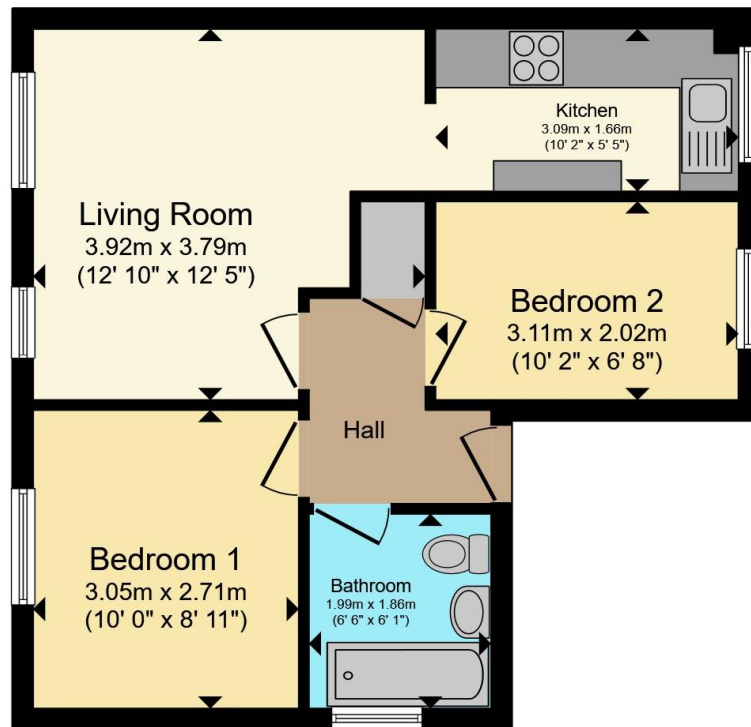
Double glazed obscured window to the front aspect, wash hand basin, low level WC, bath with shower over, part tiled

## Parking

Allocated parking space







Total floor area 42.0 m<sup>2</sup> (452 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)

**Connells**



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**view this property online [connells.co.uk/Property/PLN307431](http://connells.co.uk/Property/PLN307431)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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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