



**Connells**

Hele Gardens  
Plymouth



## Property Description

Located within the popular residential area of St Maurice, this well-proportioned home at Hele Gardens offers generous and versatile accommodation, making it an ideal choice for first-time buyers, growing families, or investors alike.

The property benefits from a spacious lounge, providing a comfortable and welcoming living space, while the bright and functional kitchen is complemented by a separate utility room, offering additional storage and practicality. Upstairs, there are two well-sized double bedrooms alongside a single bedroom, all serviced by a family bathroom.

Externally, the home enjoys a front garden with side access, leading to a good-sized rear garden featuring a patio area ideal for outdoor seating and entertaining, with the remainder laid to lawn — perfect for families or keen gardeners.

Conveniently positioned close to Plympton St Maurice Primary School, Plympton Academy, local shops and amenities, the property also benefits from easy access to the A38 Devon Expressway, making commuting straightforward. Early viewing is highly recommended to appreciate everything this home has to offer.

## Entrance Hall

Double glazed door to the front aspect, stairs to first floor, understairs cupboard, door access to lounge and kitchen, radiator

## Lounge

13' 9" max x 11' 7" max ( 4.19m max x 3.53m max )

Three double glazed windows to the front aspect, fireplace, radiator

## Kitchen

14' 8" max x 8' 8" max ( 4.47m max x 2.64m max )

Three double glazed windows to the rear aspect, fitted kitchen with wall and base units, space for fridge freezer and washing machine, two storage cupboards, radiator

## Utility

8' 5" max x 4' 9" max ( 2.57m max x 1.45m max )

Double glazed door to the rear aspect leading to the garden, sink and draining board, space for washing machine, wall and base units

## Landing

Door access to bedrooms and bathroom, loft access

## Bedroom One

17' 3" max x 11' 3" max ( 5.26m max x 3.43m max )

Double glazed window to the front aspect, built in wardrobe, radiator

### **Bedroom Two**

13' 7" max x 8' 6" max ( 4.14m max x 2.59m max )

Double glazed window to the rear aspect, radiator

### **Bedroom Three**

8' 9" max x 7' 8" max ( 2.67m max x 2.34m max )

Double glazed window to the front aspect, radiator

### **Bathroom**

Two double glazed windows to the rear aspect, bath with shower over, wash hand basin, low level WC, radiator

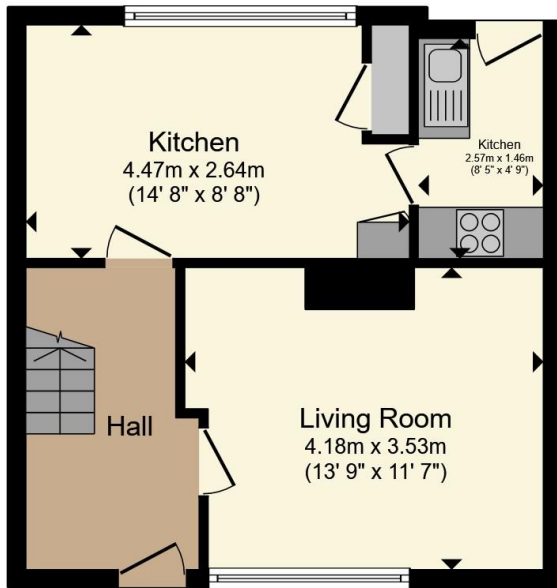
### **Front Garden**

Laid to lawn with mature shrubs, level pathway to front door, access to the rear

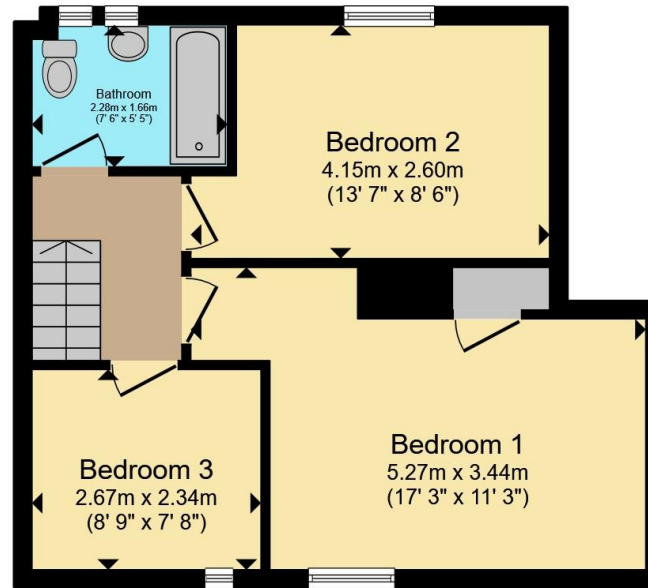
### **Rear Garden**

Good sized landscaped rear garden with patio area and laid to lawn





**Ground Floor**



**First Floor**

Total floor area 79.7 m<sup>2</sup> (858 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



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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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