



Connells

Vicarage Road  
Plymouth



## Property Description

This two-bedroom semi-detached bungalow offers excellent potential for buyers to put their own stamp on. The property features two spacious bedrooms, two reception rooms, a shower room, and a separate WC.

Outside, there is a driveway, front garden, and an enclosed rear garden, providing plenty of outdoor space. A great opportunity to create a home tailored to your style and needs.

Due to the properties close proximity to the Ridgeway, you benefit from being a stones throw away from local restaurants, sports facilities and pubs. Award winning schools such as Hele's Secondary School and Old Priory Primary School, are just a short walk away.

Located in the desirable historical Plympton, this family home is on the outskirts of Dartmoor National Park and is a short drive to some beautiful beaches in the South Hams. The location has excellent transport links to Plymouth City Centre and easy access to the A38, Cornwall and Exeter. To truly appreciate what this property has to offer, then call today to register your interest!

## Entrance

Door leads into the entrance porch, there is a radiator and internal door leading to the hallway.

## Living Room

13' 8" max x 12' 6" max ( 4.17m max x 3.81m max )

Double glazed window to the side aspect, fireplace and radiator.

## Dining Room

12' 2" max x 14' 3" max ( 3.71m max x 4.34m max )

Double glazed window to the side aspect, fireplace and radiator.

## Shower Room

Comprising; Wash hand basin with vanity, WC, shower cubicle, towel radiator and obscured double glazed window to the side aspect.

## Separate Wc

Wc, wash hand basin with vanity, radiator and double glazed window to the front aspect.

## Kitchen

10' 3" max x 14' 2" max ( 3.12m max x 4.32m max )

Comprising: Matching wall and base units with complimentary work surface over, induction hob, extractor fan, one 1/2 bowl sink with drainer and eye level oven. There is a radiator and two double glazed windows to the rear and a door leading to the rear garden.

## Bedroom One

13' 8" max x 11' 7" max ( 4.17m max x 3.53m max )

Double glazed window to the side aspect and radiator.

## Bedroom Two

11' 3" max x 10' 1" max ( 3.43m max x 3.07m max )

Double glazed window to the side aspect and radiator.

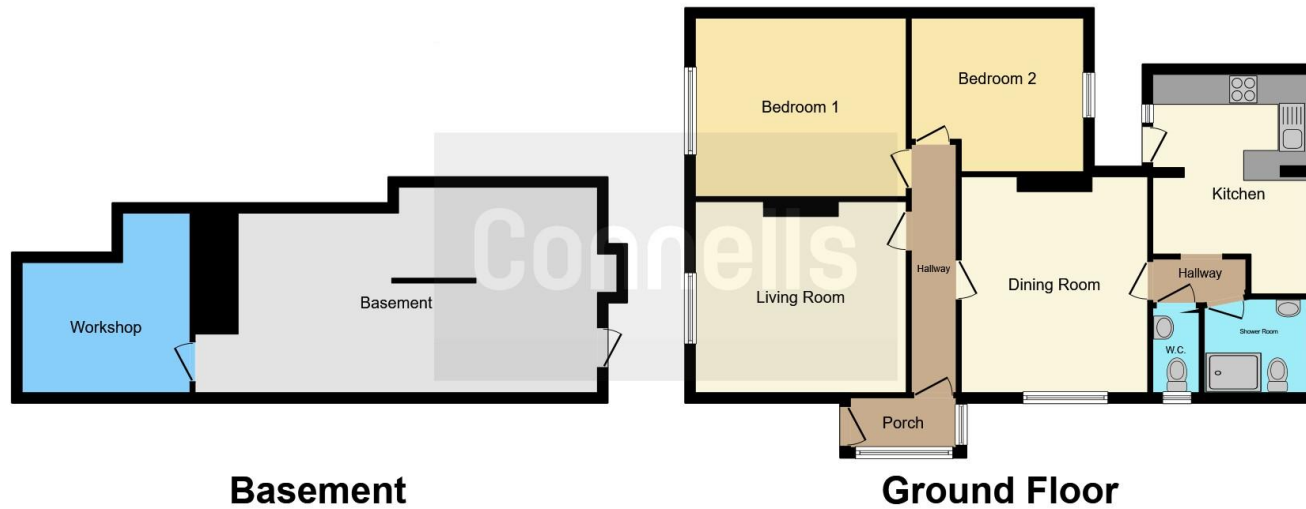
## Outside

To the rear of the property there is spacious enclosed garden, with patio area, decked area, raised planters and summer house. To the front of the property there is a driveway, gate leading to the rear garden and front garden laid to lawn.

## Basement / Storage

Good sized underhouse storage / workshop.





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: PLN307650 - 0002