



Connells

Merafield Road
Plymouth

Merafield Road
Plymouth PL7 1TL

for sale offers in excess of
£280,000



Property Description

Nestled in a convenient and sought-after location close to Ridgeway Shopping Centre and well-regarded local schools including Old Priory Junior School and St Mary's Infants School, this delightful three double bedroom cottage is brimming with character, warmth and timeless appeal.

Upon entering, you are welcomed into a cosy lounge, the heart of the home, featuring a charming wood-burning stove and an array of period features that enhance the cottage's inviting atmosphere. The accommodation flows through to a beautifully presented cottage-style kitchen/diner, fitted with a range of integrated appliances and offering an ideal space for both everyday living and entertaining. Beyond the kitchen, a bright and sunny conservatory provides additional reception space and enjoys lovely views over the rear garden.

To the first floor, the property offers three generously sized double bedrooms, each providing comfortable and versatile accommodation, together with a well-appointed shower room.

Outside, the idyllic rear garden is a true haven of tranquillity. Enclosed and beautifully established, it features mature shrubs, a lawned area and a shaded seating space, creating the perfect setting to relax and enjoy the peaceful surroundings.

Further benefits include on-street parking and a highly convenient location close to local amenities, schools and transport links. Combining cottage charm with practical family living, this wonderful home is sure to appeal to a wide range of buyers.

Entrance Hall

Double glazed door to the front aspect

Lounge

19' 1" max x 15' 2" max (5.82m max x 4.62m max)

Two double glazed windows to the front aspect, wood burner, stairs to first floor, storage cupboard, door access to kitchen, radiator

Kitchen/Diner

19' max x 8' 2" max (5.79m max x 2.49m max)

Double glazed window to the rear aspect, fitted kitchen with wall and base units, integrated double oven, fridge and washing machine, gas hob, extractor hood, one and half bowl sink and draining board with mixer tap, patio doors to conservatory, vertical radiator

Conservatory

7' 2" max x 6' 6" max (2.18m max x 1.98m max)

Upvc surround, door access to the side to the rear garden

Landing

Storage cupboard, door access to bedrooms and shower room

Bedroom One

13' 8" max x 10' 10" max (4.17m max x 3.30m max)

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

Bedroom Two

12' 11" max x 8' 6" max (3.94m max x 2.59m max)

Double glazed window to the rear aspect, loft access, radiator

Bedroom Three

9' 8" max x 8' 8" max (2.95m max x 2.64m max)

Double glazed window to the front aspect, wash hand basin and vanity unit, loft access, radiator

Shower Room

Double glazed obscured window to the rear aspect, wash hand basin, low level WC, shower cubicle

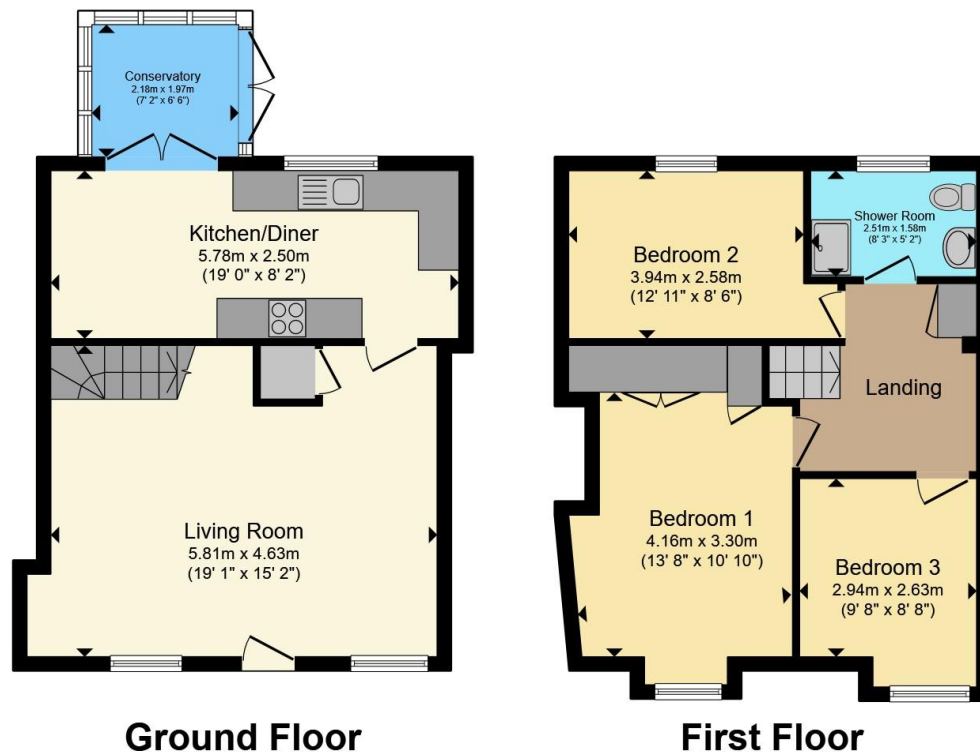
Rear Garden

Mature rear garden with shrubs and plants with a seating area, laid to lawn, electrical points

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 91.4 m² (984 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

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/PLN307674



Tenure: Freehold



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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