





Property Description

We are delighted to introduce this immaculate three bedroom semi-detached home to the market. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, bathroom, separate W.C, large rear garden and allocated parking.

Located in the PL5 area of Plymouth, close to a host of local amenities, well-regarded schools, local parks and offers easy access to main transport links.

As you enter this home, you are welcomed with a bright and airy lounge, followed by a separate dining room, perfect for hosting and socialising which flows effortlessly into the kitchen area with matching wall and base units and access to a large rear garden.

Continuing the immaculate condition, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom, and a bathroom comprising bath with overhead shower, hand basin and a separate W.C.

Externally, this property offers a large low-maintenance rear garden, perfect for enjoying in the summer months and convenient allocated parking to the front.

This property is an attractive opportunity for a first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

14' 5" maximum x 11' 1" maximum (4.39m maximum x 3.38m maximum)

Dining Room

12' 6" maximum x 8' 6" maximum (3.81m maximum x 2.59m maximum)

Kitchen

9' 7" x 8' 8" (2.92m x 2.64m)

First Floor

Bedroom One

11' 7" maximum x 9' 10" maximum (3.53m maximum x 3.00m maximum)

Bedroom Two

12' maximum x 8' 10" maximum (3.66m maximum x 2.69m maximum)

Bedroom Three

9' 4" maximum x 8' 5" maximum (2.84m maximum x 2.57m maximum)

Bathroom

W.C.

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.

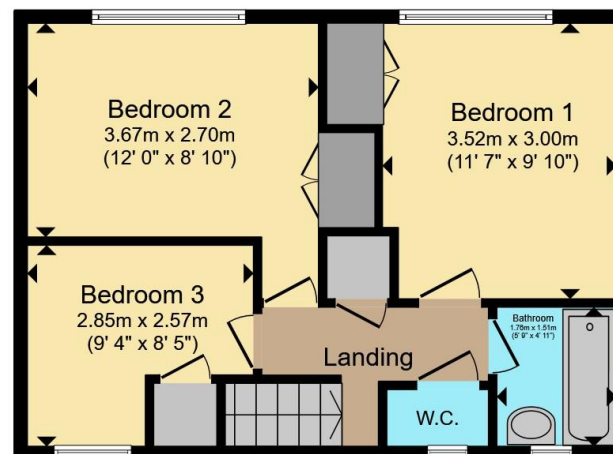








Ground Floor



First Floor

Total floor area 80.7 m² (869 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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32 Mannamead Road
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110095



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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