



Connells

Tamerton Avenue
Plymouth



Property Description

We are delighted to introduce this well-presented newly decorated three bedroom semi-detached property to the market, situated in a popular residential location. Benefiting from three double bedrooms, lounge, kitchen, bathroom, large rear garden and easy on-street parking.

Located in the heart of St Budeaux, close to a host of local amenities such as an array of shops and cafes, local parks and well-regarded schools whilst offering easy access to main transport links and the city centre.

As you enter this home, you are welcomed with a spacious bright and airy lounge with ample storage space which flows effortlessly into a newly fitted kitchen with modern matching wall and base units with built-in appliances and access to a large rear garden,, a family bathroom can also be found on this floor comprising bath with overhead shower, hand basin and W.C.

Completing this home and carrying the good condition on the first floor, you will find three good-sized double bedrooms.

Externally, this property offers a large rear garden, creating the perfect space for enjoying in the summer months, and easy on-street parking and garden to the front.

This property is an attractive opportunity to acquire a brilliant property and create a wonderful family home, appealing to a wide

range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

18' 3" maximum x 12' maximum (5.56m maximum x 3.66m maximum)

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Bathroom

6' 11" x 6' (2.11m x 1.83m)

First Floor

Bedroom One

12' 4" maximum x 8' 11" maximum (3.76m maximum x 2.72m maximum)

Bedroom Two

11' 5" maximum x 9' 2" maximum (3.48m maximum x 2.79m maximum)

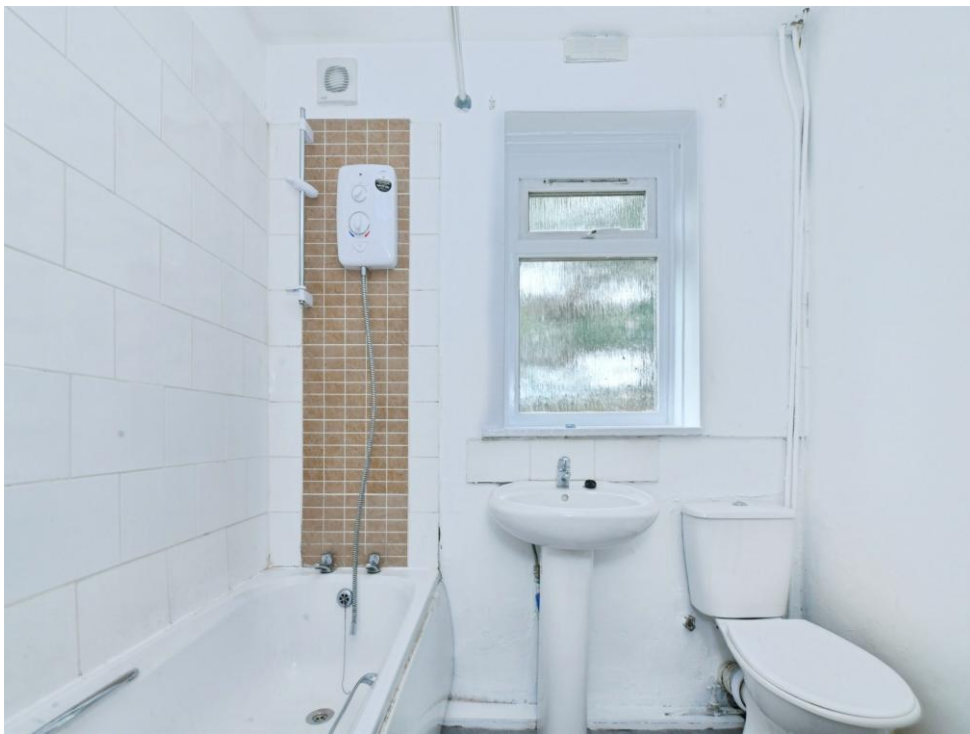
Bedroom Three

10' 7" maximum x 7' 5" maximum (3.23m maximum x 2.26m maximum)

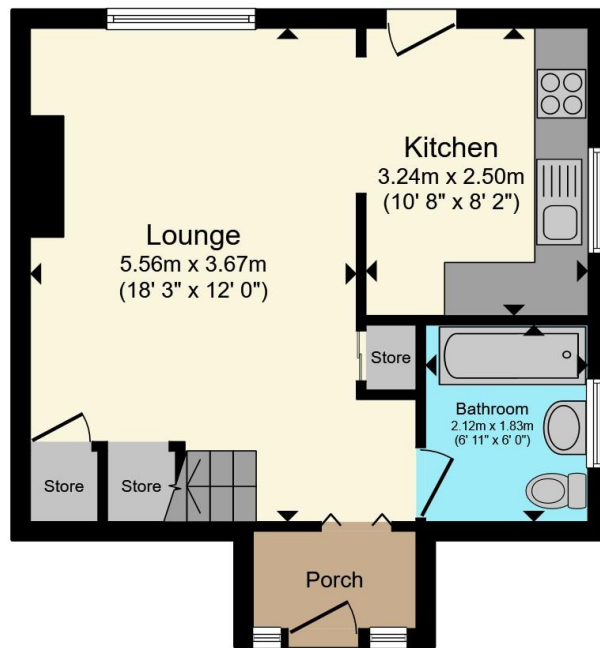
Agents Note;

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.

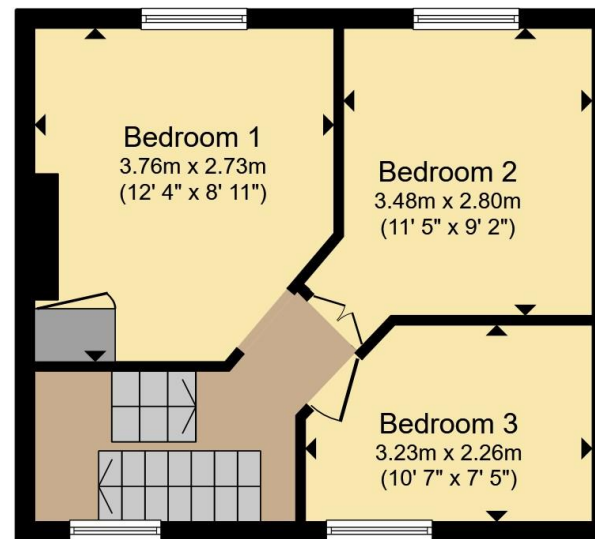








Ground Floor



First Floor

Total floor area 71.9 m² (774 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

To view this property please contact Connells on

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15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110090



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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