



**Connells**

Stenlake Terrace  
Plymouth



## Property Description

We are delighted to introduce this immaculately presented two bedroom end of terrace home to the market, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, utility room, bathroom, rear garden and driveway.

Located in Prince Rock close to a host of local amenities, local parks and well-regarded schools, whilst offering easy access to the A38 and short drive to the city centre.

As you enter this home, you are welcomed with a spacious light and airy lounge with a beautiful bay window, followed by a modern kitchen with matching wall and base units and built-in appliances, a separate utility room with door leading directly to the rear garden as well as a stunning modern tiled bathroom comprising, bath, walk-in corner shower, hand basin and W.C.

Continuing the beautiful condition of this home, on the second floor you will find two good-sized double bedrooms.

Externally, this property offers a rear garden, perfect for enjoying in the summer months, and driveway to the front.

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

**EARLY VIEWINGS ADVISED!**

## Ground Floor

### Lounge

12' 4" x 10' 9" ( 3.76m x 3.28m )

### Kitchen

10' 11" x 10' 10" ( 3.33m x 3.30m )

### Utility

7' 4" x 5' 1" ( 2.24m x 1.55m )

### Bathroom

## First Floor

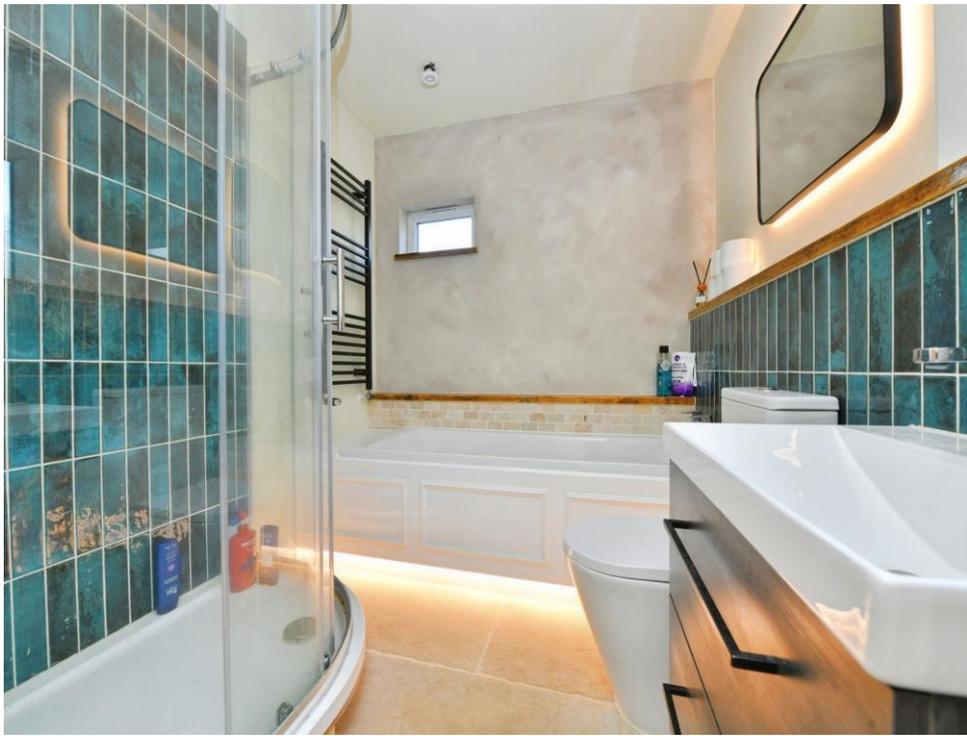
### Bedroom One

14' 5" x 10' 6" ( 4.39m x 3.20m )

### Bedroom Two

10' 9" x 8' 10" ( 3.28m x 2.69m )









Total floor area 67.8 m<sup>2</sup> (730 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313277](http://connells.co.uk/Property/PLH313277)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH313277 - 0002