



**Connells**

Pentland Close  
Plymouth



## Property Description

We are delighted to introduce this beautifully presented three bedroom end of terrace home to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, kitchen, lounge, shower room, W.C, front & rear garden and off-street parking.

Located in Southway, close to well-regarded schools, Derriford Hospital and close a host of local amenities.

As you enter this residence, you are welcomed with a modern kitchen with stylish matching wall and base units and built-in appliances, followed by a spacious light and airy lounge with double patio doors leading to directly out onto the rear garden.

Continuing the immaculate condition of this home, you will find two good-sized double bedrooms both benefiting from built-in storage space, a further good-sized single bedroom, a modern shower room comprising walk-in shower and hand basin and a separate W.C.

Externally, this property offers a low-maintenance well-maintained rear and front garden, both perfect for enjoying in the summer months and both sporting stunning far-reaching countryside views and on-street parking.

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

range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

14' 10" x 14' 8" ( 4.52m x 4.47m )

### Kitchen

15' x 9' 9" ( 4.57m x 2.97m )

## First Floor

### Bedroom One

14' 9" x 9' 1" ( 4.50m x 2.77m )

### Bedroom Two

13' 2" x 8' 7" ( 4.01m x 2.62m )

### Bedroom Three

10' 2" x 5' 11" ( 3.10m x 1.80m )

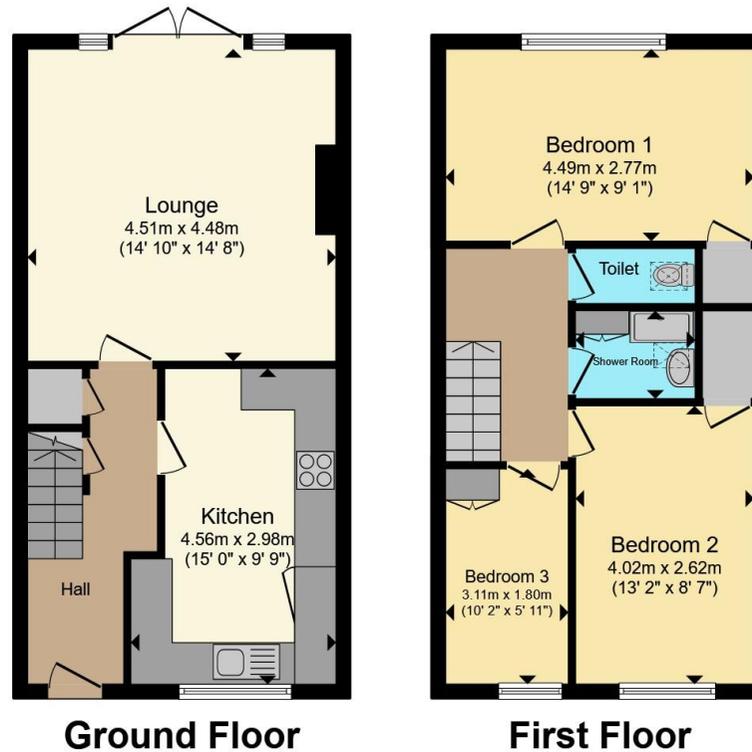
### Shower Room

### W.C.









Total floor area 82.2 m<sup>2</sup> (884 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

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32 Mannamead Road  
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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313221](http://connells.co.uk/Property/PLH313221)**



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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