



Connells

Wellsbourne Park
Plymouth



Property Description

****NO ONWARD CHAIN**** We are delighted to introduce this well-presented three bedroom detached home to the market, situated in a highly sought-after location. Benefiting from three good-sized bedrooms, two bathrooms, open-plan lounge/diner, kitchen, downstairs W.C., large rear garden, garage and driveway.

Located in the desirable location of Hartley, close to a host of local amenities, well-regarded schools and local parks, whilst offering easy access to the city centre, A38 and main transport links.

As you enter this property, off the main reception hall you will find three good-sized bedrooms, with the primary bedroom benefiting from a beautiful box bay window and a sizeable en-suite comprising a walk-in shower and hand basin. A family bathroom can also be found on this floor comprising bath with overhead shower, hand basin and W.C..

On the lower ground floor of this home, you will find an extensive bright and airy open-plan lounge/dining room bringing in ample natural daylight, perfect for hosting and socialising with double patio doors leading to a large rear garden. A modern kitchen with matching wall and base units and built-in appliances and a downstairs W.C.

Externally, this property offers a large south-facing rear garden with far-reaching views across the city, perfect for enjoying in the

summer months and a driveway and garage to the front.

This property has also recently had the roof replaced and PV solar panels fitted.

BOOK YOUR VIEWINGS NOW!

Lower Ground Floor

Lounge/Dining Room

24' 9" maximum x 23' 7" maximum (7.54m maximum x 7.19m maximum)

Kitchen

17' 2" x 9' 1" (5.23m x 2.77m)

W.C.

Ground Floor

Bedroom One

15' 1" maximum x 12' maximum (4.60m maximum x 3.66m maximum)

En-Suite

Bedroom Two

18' 11" x 9' 9" (5.77m x 2.97m)

Bedroom Three

9' x 8' 8" (2.74m x 2.64m)

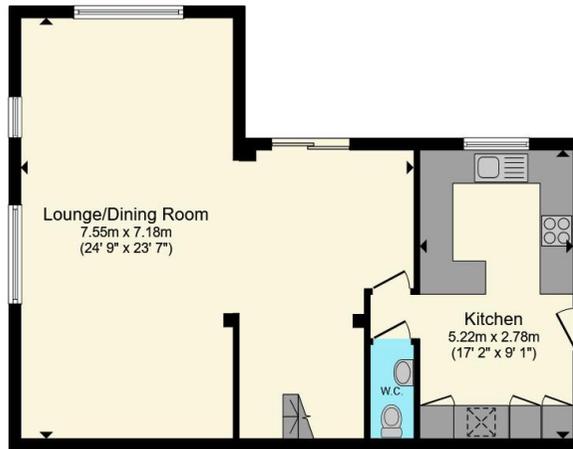
Garage

16' 6" x 12' 8" (5.03m x 3.86m)









Lower Ground Floor

Ground Floor

Total floor area 135.6 m² (1,459 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



To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313382



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH313382 - 0003