



Connells

Nepean Street
Plymouth



Property Description

We are delighted to introduce this immaculately presented two bedroom semi-detached property to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, dining room, kitchen, shower room and rear courtyard.

Located in the popular area of Ford, close to a host of local amenities, local parks, well-regarded schools and offers easy access to the A38, the city centre and main bus routes.

As you enter this beautifully presented home, you are welcomed with a bright and airy lounge with a beautiful fireplace which flows effortlessly into a separate dining space, creating the perfect space for hosting and socialising. A modern kitchen can also be found with matching wall and base units and built-in appliances, followed by a modern shower room comprising walk-in shower, hand basin and W.C.

Continuing the immaculate condition and completing this home, on the first floor you will find two spacious good-sized double bedrooms.

Externally, this property offers an enclosed rear courtyard, perfect for enjoying in the summer months.

This home 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' 3" maximum x 9' 11" maximum (3.73m maximum x 3.02m maximum)

Dining Room

12' 3" maximum x 8' maximum (3.73m maximum x 2.44m maximum)

Kitchen

9' maximum x 6' 9" maximum (2.74m maximum x 2.06m maximum)

Shower Room

First Floor

Bedroom One

13' 3" maximum x 12' 4" maximum (4.04m maximum x 3.76m maximum)

Bedroom Two

12' 8" maximum x 8' 2" maximum (3.86m maximum x 2.49m maximum)

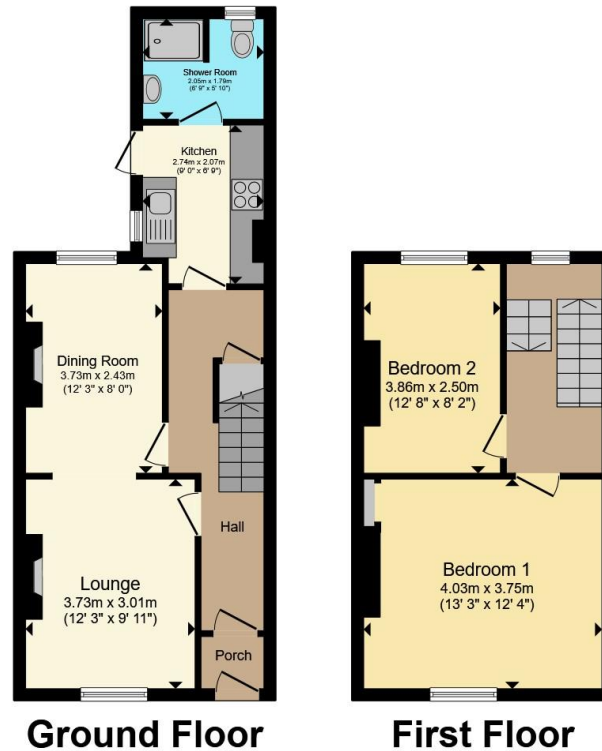
Agents Note;

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.









Total floor area 73.4 m² (790 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

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15 Victoria Road St Budeaux
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110191



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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Property Ref: SBU110191 - 0002