



527 Budshead Road | Whiteleigh | Plymouth | PL5 4DR

Guide £190,000-£200,000

A well presented semi-detached family home with Southerly rear garden.

This three bedroom property is located within a popular area and being within close proximity of local shops, Post Office, primary as well as secondary schools and regular bus services to Crownhill Village as well as the City Centre.

Upon inspection, you will find an entrance hall, lounge, dining room, fitted kitchen, rear lobby and downstairs WC.

Whilst the upstairs offers three bedrooms and family bathroom.

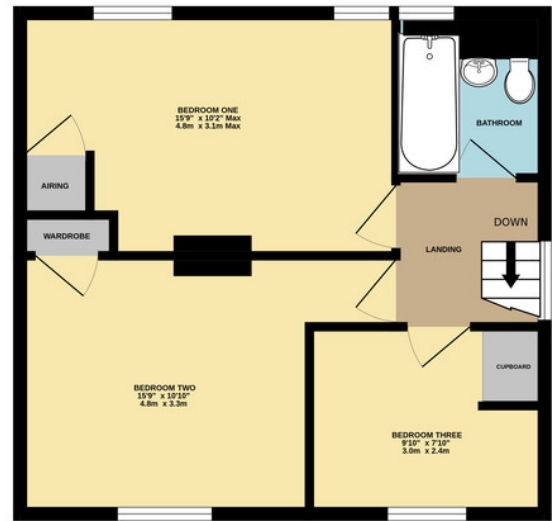
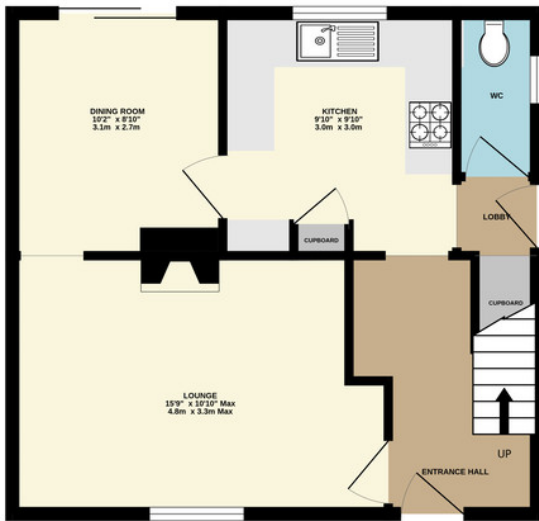
Outside is a storage shed, patio as well as gardens to the front and rear, which enjoys a Southerly aspect.

- Three Bedrooms
- Semi Detached
- Modern Fitted Kitchen
- Downstairs WC
- South Facing Rear Garden
- Close To Schools
- Close To Local Facilities
- Popular Family Area



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements