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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



836 SQ.FT



FREEHOLD

BUDSHEAD ROAD
PLYMOUTH
PL5 2PJ
£270,000

Delightful, extended 1930's bungalow, finished to a fabulous standard. Three double bedrooms, open plan living space, utility room & a south facing garden.



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Conveniently positioned between Ernesettle, Whiteleigh and West Park, Budshead Road has a plethora of amenities on the doorstep, including bus routes leading into the city centre and a host of local schooling. Whiteleigh woods and nature reserve are a short walk away, perfect for dog walking and exploring. The A38 Devon Expressway is a short commute away, giving access into Cornwall and up toward Exeter.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance hall via a composite door, which lead through to all three bedrooms, the bathroom and the lounge. There is a loft hatch and a laminate floor covering.

Located at the front of the property is the main bedroom, which has a large bay window to the front elevation. There is a continuation of the laminate floor covering, plus a hatch which gives access into the cellar space. Bedroom two and three are small double bedrooms, with bedroom two having a window to the side elevation and bedroom three having a window to the front elevation. Bedroom three is currently used as a large dressing room.

The bathroom is superbly presented with a panelled bath with a mixer shower overhead, a low level w/c and a hand wash basin. The bathroom has tiled floor and splash backs, a heated towel rail, an obscured window to the side elevation and an extraction fan.

At the rear of the property is the open plan lounge, dining room, kitchen and utility room.

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The lounge flows into the dining room which has an archway leading into the kitchen and a doorway which leads into the utility room. The lounge is superbly presented, with a wood burner and a laminate floor covering, which continues throughout the living space.

The dining room has a window and a large patio door which leads out onto the rear garden. The kitchen is well equipped, with a range of wall and base mounted units and a work surface over, plus a range of integral appliances including a double oven and dishwasher. There is space for a large fridge/freezer unit, plus a window to the side elevation and a lead lit window through to the lounge.

The utility room has a range of fitted units and has space for a washing machine and tumble dryer. There are doors leading through to the front and rear gardens, plus a window to the side elevation.

Externally, the property has a large south facing garden which has been landscaped and is spread over three tiers. Accessed via the dining room and utility room, both rooms step out onto a patio, which has steps up to a lawn area. The lawn has a path leading up to a low maintenance area, which has a step up to a raised deck area. There are superb elevated views over the surrounding area.

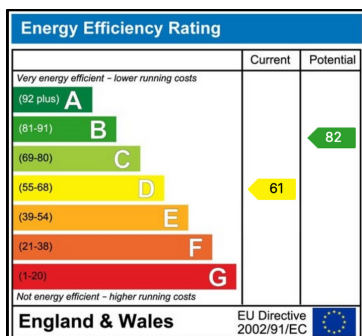
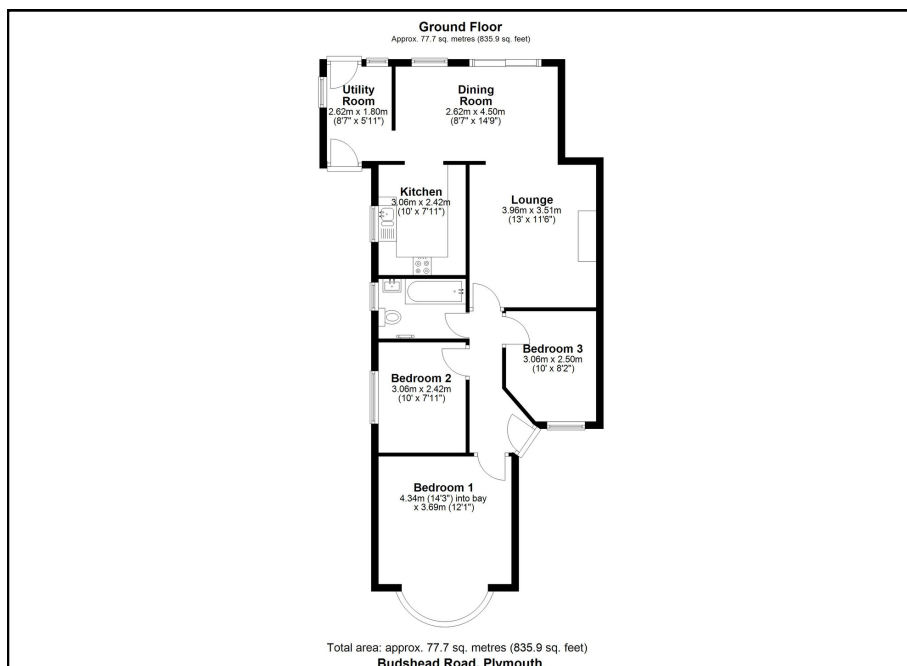
There is ample on street parking to the front of the property, which is available on a first come, first serve basis.

Tenure - Freehold

EPC - D

Council Tax Band - C

Services - Mains Water, Gas, Electricity & Drainage. Access to Fibre Broadband



Local Authority		Council Tax
City Of Plymouth		Band: C
		Annual Price: £2,067
Conservation Area		Flood Risk
No		Very low
Floor Area		Plot Size
839 ft ² / 78 m ²		0.08 Acres
Mobile Coverage		Broadband
EE	●	Basic 12 Mbps
Vodafone	●	Superfast 60 Mbps
Three	●	Ultrafast 1800 Mbps
O2	●	
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✓	



Website Link