



Victoria Road, Higher St Budeaux, Plymouth

£200,000



## Key Features

- Mid-terrace house
- Large rear garden
- Two bedroom
- Popular residential location
- Close to local schools and amenities
- Open plan living room/dining area
- EPC rating D
- Council tax A





Mid-terrace house in the popular area of St Budeaux near local amenities such as shops and schools.

Entering the property through the hallway, on the right you will find a spacious open plan living room/dining area, neutrally decorated with hardwood flooring. With feature fireplace and large bay window.

Following down the hallway you will find the kitchen with wood countertop and white cupboard doors. The kitchen would benefit from a freshen up.

The large garden can be accessed through the kitchen. There is ample space for garden furniture and gardening. concrete patio with a long stretch of grass. It also benefits from an outhouse and the end of the garden and a decked area.

Upstairs you will find two great-sized double bedrooms with high ceilings. The master bedroom is neutrally decorated with hardwood floor, feature fireplace.

The second bedroom is also neutrally decorated and is carpeted, with feature fireplace and large window letting in lots of natural light.

You will also find the bathroom, benefitting from bath and separate shower with sink and under sink cupboard. The bathroom is decorated with black tiling to the floor and wooden panels on the ceiling and matching wood panels on the side of the bath.

General cosmetic decoration would be beneficial throughout.

Gas central heating  
EPC D  
Council tax A

The property currently has a tenant in situ and earns an annual rental market rent figure of £9,000, there is room to increase. The property can be sold with the tenant or with vacant possession. In which case, notice will be served to the tenant once a sale has been agreed and solicitors have been instructed.

Tenure: Freehold

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

