



Connells

Victoria Road
Plymouth



Property Description

Upon entering this welcoming flat a brand new composite door, you'll be greeted by a fresh and inviting ambiance that sets the tone for the rest of the home. The open-plan kitchen/dining area is designed to maximize space and light, creating a versatile environment for relaxing, dining, and socialising. The two well-appointed bedrooms provide comfortable retreats for rest and rejuvenation, each offering a peaceful sanctuary away from the hustle and bustle of daily life. With soft lighting, plush carpets, and freshly decorated, these bedrooms are the perfect places to unwind and recharge. Step outside to the charming rear courtyard, where you can enjoy al fresco dining, soak up the sunshine, or simply relax. Located in a sought-after area close to amenities, parks, and transport links, this flat offers the perfect combination of convenience and comfort. Whether you're a first-time buyer, a growing family, or a savvy investor, this property is sure to meet your needs and exceed your expectations.

Lounge

11' 7" x 16' 9" (3.53m x 5.11m)

Spacious lounge with a double glazed bay window to the front elevation. Radiator. Ornate wooden fireplace surround. Freshly decorated and new carpet.

Kitchen / Diner

13' 9" x 13' (4.19m x 3.96m)

Newly fitted kitchen featuring wall and base units with complimentary worktops above. Integrated oven with counter top gas hob.

Tiled splashbacks. Sink with mixer tap. Wall mounted boiler. Space for a dining table and chairs. Space for a washing machine. Double glazed window to the rear elevation.

Bedroom 1

19' 2" x 7' 2" (5.84m x 2.18m)

Double glazed window to the front elevation. Radiator.

Bedroom 2

10' 2" x 6' 6" (3.10m x 1.98m)

Double glazed window to the rear elevation. Radiator.

Shower Room

Newly fitted shower room with walk in enclosure with electric shower, low level w.c. and pedestal sink. Double glazed window to the rear elevation.

Outside

The property has a rear courtyard garden.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU108555

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: SBU108555 - 0003