



Connells

Victoria Road  
Plymouth



## Property Description

This delightful older-style property offers a perfect blend of character and convenience, situated just a short walk from St Budeaux Square with excellent local amenities and transport links.

Inside, the home features three well-proportioned bedrooms, a welcoming living space, and a functional kitchen.

Outside, you'll find a private rear courtyard, ideal for relaxing or entertaining, plus the added benefit of a garage.

This property is perfect for those seeking a home with charm and potential in a highly popular location.

### Entrance Porch

Double glazed windows and a uPVC double glazed door.

### Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator.

### Lounge

15' 1" x 11' 10" ( 4.60m x 3.61m )  
Double glazed bay window to the front. Wall mounted fire. Radiator. Obscured glazed sliding doors into the dining room.

### Dining Room

13' 6" x 9' 9" ( 4.11m x 2.97m )  
Wall mounted fire. Radiator.

### Office

9' 8" x 6' 6" ( 2.95m x 1.98m )  
Internal windows. Storage cupboard.

### Kitchen

10' x 8' 7" ( 3.05m x 2.62m )  
A range of matching wall and base units with worktops above. Stainless steel sink and drainer with deck mounted taps. Cooker point and plumbing for washing machine. Double glazed window to the rear. Radiator.

### Utility

9' 1" x 7' 3" ( 2.77m x 2.21m )  
Space for appliances. uPVC double glazed door to the rear.

### W.C.

Low level w.c.

### Upstairs Landing

Insulated and partly boarded loft.

### Bedroom 1

10' 8" x 12' 4" ( 3.25m x 3.76m )  
Double glazed bay window to the front. Radiator.

### Bedroom 2

16' 3" x 9' 9" ( 4.95m x 2.97m )  
Double glazed window to the rear elevation. Radiator.

### Bedroom 3

10' x 7' 1" ( 3.05m x 2.16m )  
Double glazed window to the front.

### Shower Room

Walk in enclosure with electric shower, low level w.c. and a pedestal sink. Obscured double glazed window to the rear.

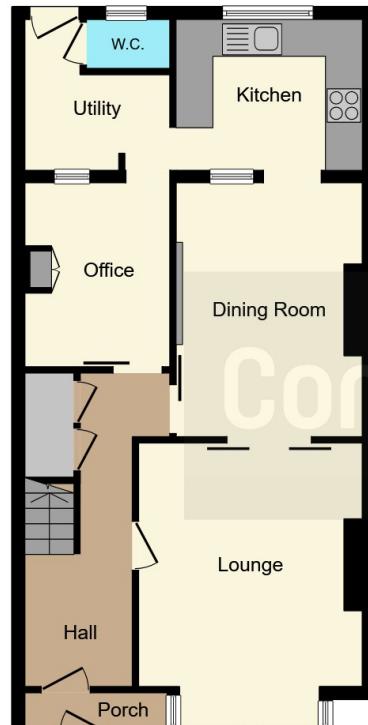
### Outside

Enclosed rear courtyard. Shed. Access door to garage.

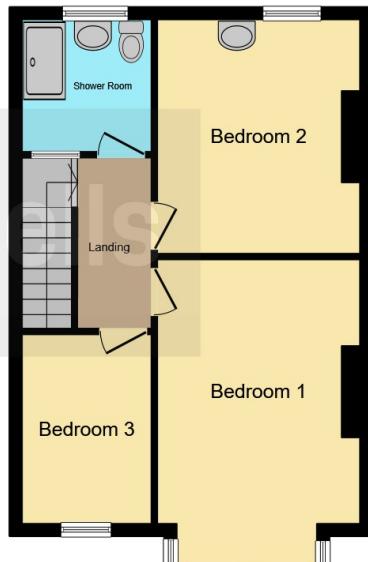
### Garage

9' 7" x 18' 2" ( 2.92m x 5.54m )  
Electric garage door.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: B

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