





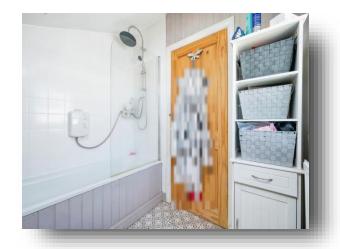


welcome to

Tresluggan Road, Plymouth

Fox and Sons are delighted to present this two bedroom home to the market. Located in the popular residential location of St Budeaux, the property benefits from a good sized garden two receptions and two double bedrooms! Call now to view!













Entrance Porch Entrance Hall Lounge

11' 8" max x 11' 7" plus bay (3.56m max x 3.53m plus bay) Double glazed front facing bay window, radiator, working fire place and surround, opening to dining room

Dining Room

12' 1" x 9' 3" max (3.68m x 2.82m max) Double glazed rear facing window, radiator, decorative fire place surround

Kitchen

9' 3" max x 7' 2" max (2.82m max x 2.18m max) Side facing double glazed window and door to garden, Slate tile floor, matching wall and base units, part tiled, ceramic sink, gas hob, oven and extractor hood.

Utility Space

4' x 2' (1.22m x 0.61m)
Outbuilding to the rear of the property housing washing machine and tumble dryer

Bedroom 1

15' $\max x$ 11' 8" (4.57m $\max x$ 3.56m) Double glazed front facing windows, radiator, electric fire and surround

Bedroom 2

12' 2" x 9' 2" max (3.71m x 2.79m max) Rear facing double glazed window, radiator

Bathroom

Radiator, obscure double glazed side facing window, part tiled, electric double head shower, bath, part wood paneling, decorative floor tiles, low level wc, basin

Outbuilding

7' x 4' (2.13m x 1.22m)

Outbuilding 2

4' x 2' 10" (1.22m x 0.86m)





welcome to

Tresluggan Road, Plymouth

- Two Double Bedrooms
- No Onward Chain
- Rear Garden
- Three Outbuildings
- Popular Residential Location

Tenure: Freehold EPC Rating: E

£180,000









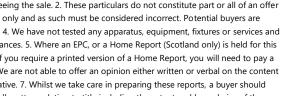
Percy St Victoria Road Primary & Nursery School St Budeaux Ferry Road Coople Map data @2024 Please note the marker reflects the

postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SBX106187



Property Ref: SBX106187 - 0004 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01752 367232



fox & sons

stbudeaux@fox-and-sons.co.uk



630 Wolseley Road, St Budeaux, PLYMOUTH, Devon, PL5 1TE



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