



Asking Price £200,000

Welcome to your new family home on Verna Road, St Budeaux! This spacious four-bedroom family residence is perfectly situated in a convenient location, offering easy access to local primary and secondary schools, as well as a variety of local shopping amenities within close proximity. Step inside to discover the generous living spaces arranged over two floors. The ground floor features a welcoming lounge with double doors that open to a generous rear garden, creating a seamless indoor-outdoor flow. The modern fitted kitchen/dining room is perfect for family meals and entertaining, while a convenient downstairs toilet adds to the home's practicality. Upstairs, you'll find four well-proportioned bedrooms, each offering ample space and natural light, along with a family bathroom. The property is equipped with double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. Outside, the home boasts expansive front and rear gardens with side access, providing plenty of space for outdoor activities and relaxation. Other benefits includes the roof being and double glazing being replaced approximately four years ago. With no onward chain, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to own a well-priced and spacious family home in the heart of St Budeaux.

novahomes

Established 2008

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Verna Road, St Budeaux, PL5 2BY

Accommodation Comprises

Entrance Hall

Lounge

5.47m (17'11") x 3.73m (12'3")

Kitchen/Diner

3.93m (12'11") x 2.63m (8'8") Plus Recess

Downstairs WC

1.69m (5'7") x 1.45m (4'9")

First Floor Landing

Bedroom One

4.3m (14'1") x 2.72m (8'11")

Bedroom Two

3.18m (10'5") x 2.65m (8'8")

Bedroom Three

2.73m (8'11") Into Recess x 2.59m (8'6")

Bedroom Four

2.65m (8'8") x 2.59m (8'6")

Bathroom

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

