



Not for marketing purposes INTERNAL USE ONLY

Taunton Avenue
Plymouth



Property Description

A well-presented three-bedroom family home offered with tenants in situ, making it an excellent investment opportunity. The property features a spacious lounge, a stylish fitted kitchen, and a modern family bathroom. Externally, there is a generous enclosed rear garden with lawn, patio and decked seating areas. Combining well-maintained accommodation with attractive outdoor space, this property offers immediate rental income and long-term appeal.

Hallway

Two built-in storage cupboards

Living Room

13' 10" x 10' 2" (4.22m x 3.10m)

Double glazed French doors leading to the rear garden. White radiator.

Kitchen

10' 2" x 8' 8" (3.10m x 2.64m)

A range of matching wall and base units with worktops above. Cream shaker-style cabinet doors with brushed metal handles.

Wood-effect laminate worktops in a warm oak finish. Four-burner gas hob.

Built-in electric oven below.

Stainless steel chimney-style extractor hood above.

Black tiled splashback creating a contemporary contrast. Stainless-steel sink and drainer with dual mixer-tap. Double-glazing window to the rear elevation.

Plumbing for washing machine. Further space for freestanding appliances. Contemporary wood-effect panelled ceiling in warm oak tones.

Multiple recessed chrome spotlights evenly positioned throughout the ceiling, providing bright task lighting.

Bedroom 1

11' 11" x 8' 2" (3.63m x 2.49m)

Double-glazing window to the front elevation.

Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

Double-glazing to the rear elevation.

Bedroom 3

9' x 8' 2" (2.74m x 2.49m)

Double-glazing window to the front elevation.

Bathroom

5' 7" x 5' 4" (1.70m x 1.63m)

Family bathroom comprising a panelled bath, pedestal wash hand basin. White panelled bath. Full-height waterproof wall panelling surrounding the bath area. Obscured double-glazing window to the side elevation.

W.C

White low-level WC. Separate from the bathroom.

Rear Garden

Enclosed rear garden laid mainly to lawn.

Provides a good-sized outdoor space suitable for families and children.

Bordered by timber fencing offering privacy and security. Paved patio section creating an ideal spot for outdoor furniture.

Small timber decked area offering additional seating space.

Agents Notes

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

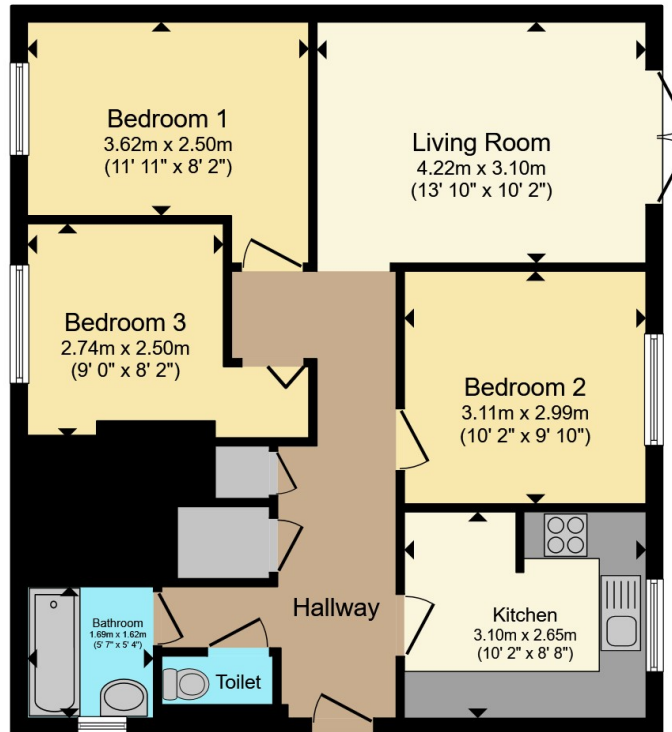
Agents Notes

Property being sold with Tenants in Situ.









Total floor area 86.9 m² (935 sq.ft.) approx

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15 Victoria Road St Budeaux
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EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
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Ground Rent:
Ask Agent

Tenure: Leasehold

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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.



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