



Not for marketing purposes INTERNAL USE ONLY

Brentford Avenue
Plymouth



Property Description

This well-proportioned two-bedroom flat offers generous accommodation throughout, including two good-size bedrooms and a large lounge providing plenty of space for relaxation and everyday living. The property also features a practical kitchen, a modern shower room, and the added benefit of a separate utility room for extra storage and laundry use.

Outside, the flat enjoys both a front and rear garden, giving welcome outdoor space for seating, planting, or simply enjoying the surroundings. With ample room inside and valuable outside areas, this flat provides a comfortable and versatile home in a convenient residential location.

Upon Entrance

Upon entrance, stairs leading to the first floor. White radiator situated at the top of the stairs.

Lounge

17' 5" x 11' 10" (5.31m x 3.61m)

Two double glazing windows to the front elevation with white radiators beneath the windows. The fireplace is positioned along the left wall of the room and features a traditional wooden surround with a natural light-oak finish. Set within the surround is a modern-style gas fire insert. The fire has a black metal frame with a smooth, matte finish.

Kitchen

10' 9" x 10' 9" (3.28m x 3.28m)

A range of matching wall and base units with

worktops above. Stainless steel sink and drainer. Double glazing window to the rear elevation. Plumbing for washing machine. White radiator.

Bedroom 1

13' 10" x 11' 10" (4.22m x 3.61m)

Double glazing window to the rear elevation. White radiator beneath the window.

Bedroom 2

10' 9" x 10' (3.28m x 3.05m)

Double glazing window to the rear elevation. White radiator beneath the window. Built in storage cupboard.

Shower Room

A compact wall-mounted sink, fitted with two separate chrome taps and a gently curved basin. Obscured double glazing window to the side elevation. electric shower unit with a flexible hose and a handset mounted on a vertical rail. The shower area is open-plan, forming a wet-room style layout with a slightly recessed, slip-resistant floor section for drainage. Overhead, a curved shower-rail is fixed to the ceiling.

W.C

The toilet is a simple, traditional close-coupled design with a separate cistern mounted directly above the bowl.

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m)

Double glazing window to the front elevation.
Boiler.

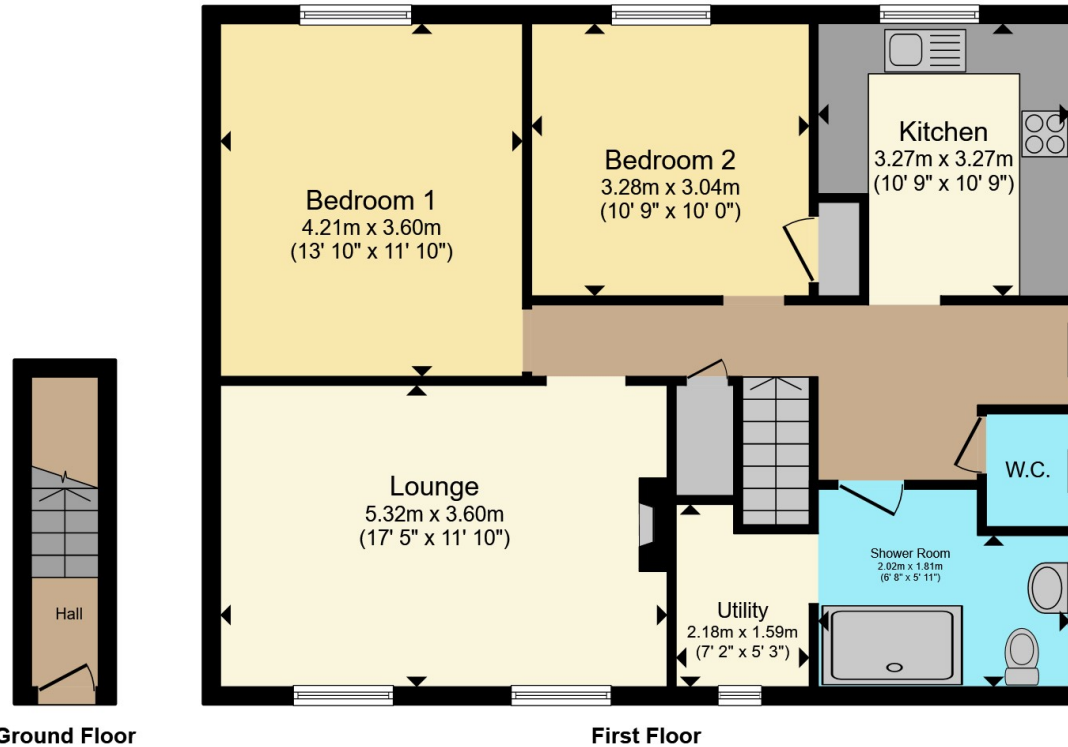
Rear Garden

The rear garden is a spacious, natural outdoor area with a more rural, open feel. On the left side, there is a newer-looking wooden fence in a warm orange-brown tone, providing a clear boundary and adding structure to the space.









Total floor area 82.9 m² (893 sq.ft.) approx

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15 Victoria Road St Budeaux
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EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 300.00 Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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Property Ref: SBU109750 - 0004