



**Connells**

Budshhead Road  
Plymouth



## Property Description

This well-presented three-bedroom family home offers bright and comfortable accommodation, enhanced by a useful loft conversion providing valuable additional space. The layout is well suited to modern living, combining practicality with contemporary finishes throughout.

The property features a modern kitchen fitted with stylish units and work surfaces, offering ample storage and preparation space for everyday family use. The modern bathroom is finished with contemporary tiling and includes a bath with overhead shower, wash hand basin, and WC, designed to be both functional and attractive.

The loft conversion, accessed via a fixed ladder, provides a bright and versatile area with roof window and recessed lighting, ideal for a home office, hobby room, or additional storage. While ceiling heights vary due to the roofline, the space is thoughtfully utilised.

Outside, there is an enclosed, low-maintenance rear garden featuring artificial lawn, decking, and paved areas, creating a safe and practical outdoor space for relaxation or family activities. A driveway provides convenient off-road parking.

Overall, this is a versatile and well-maintained home, ideal for buyers seeking modern living with flexible space and practical outdoor features.

## Front Of House

To the front, there is a low-maintenance graveled area providing off-road parking, bordered by a low wall for definition. A gated

side access leads to the rear garden. The property benefits from a small enclosed entrance porch.

## Hallway

Upon entrance, stairs leading to first floor. White radiator. Under-stair storage cupboard. W.C

## Lounge

12' 3" x 12' 1" ( 3.73m x 3.68m )

Double glazing bay window to the front elevation. White radiator.

## Dining Room

8' 8" x 6' 5" ( 2.64m x 1.96m )

Double glazing window to the rear elevation. White radiator.

## Kitchen

12' 5" x 9' 1" ( 3.78m x 2.77m )

A range of matching wall and base units with worktops above. Contemporary grey cabinetry paired with light marble-effect worktops and a coordinating tiled splashback. Stainless-steel sink and drainer with dual mixer-tap. Integrated appliances include an oven with gas hob and extractor hood. Under-counter space for appliances. Double glazing window to the rear elevation. uPVC-framed, frosted glazed door, providing direct access to the garden.

## First Floor

## Bedroom 1

10' 10" x 8' 8" ( 3.30m x 2.64m )

Double glazing window to the front elevation. White radiator.

## Bedroom 2

11' 7" x 6' 4" ( 3.53m x 1.93m )

Double glazing window to the rear elevation. Fixed wooden ladder leading to loft conversion.

## Bedroom 3

8' 5" x 6' 6" ( 2.57m x 1.98m )

Double glazing window to the front elevation.

## Loft Room

16' 4" x 8' ( 4.98m x 2.44m )

A roof window (Velux-style) is set into the sloped ceiling. Ceiling spotlights (also known as downlights). Door leading to store room (7.4" x 4.6")

## Bathroom

The walls are finished with brick-style tiles in two contrasting tones. Most of the bathroom is tiled in white marble-effect tiles with subtle veining, while the bath and shower area features glossy black tiles. White pedestal-style sink. Full-length bathtub with an overhead shower and curved glass shower screen. Close-couple toilet. Obscured double glazing window to side elevation.

## Rear Garden

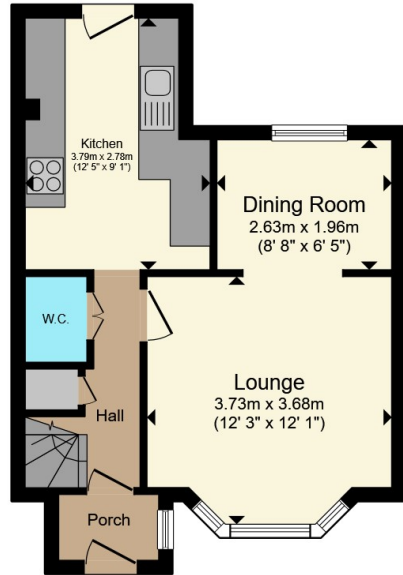
The garden is a compact, fully enclosed outdoor space designed to be low-maintenance and family-friendly. It is bordered by timber fencing. The main lawn

area is finished with artificial grass. To one side, there is a raised timber deck, accessed via a short ramp with rope handrails. Adjacent to the deck are raised planting beds. At the rear of the garden stands a large timber shed.

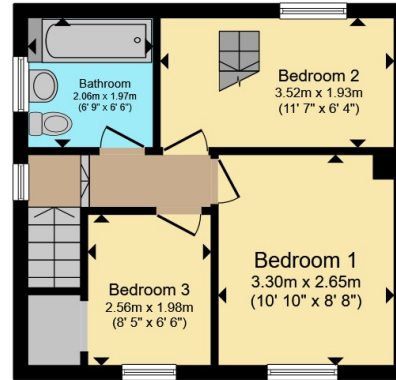




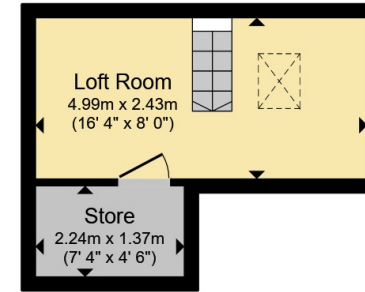




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 80.1 m<sup>2</sup> (862 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeau@connells.co.uk](mailto:stbudeau@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU109851](http://connells.co.uk/Property/SBU109851)**



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 will be 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 guidance 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109851 - 0004