



Not for marketing purposes INTERNAL USE ONLY

Taunton Avenue
PLYMOUTH



Property Description

A well-presented two-bedroom flat offering bright and spacious accommodation throughout, ideal for first-time buyers, small families or investors. The property features a modern fitted kitchen with a built-in electric oven and ceramic hob, complemented by ample wall and base units and views across the surrounding area.

The accommodation further comprises a generous principal bedroom, a second bedroom, a family bathroom, and a useful utility room housing the boiler and laundry appliances. Neutral décor and large windows help create a light and welcoming atmosphere throughout the home.

Externally, the property benefits from a substantial enclosed garden arranged over two levels. The upper section is laid predominantly to lawn with established planting, while steps lead down to a lower gravelled terrace providing an attractive, low-maintenance space for outdoor seating, dining and entertaining. The garden is enclosed by timber fencing and offers a versatile outdoor environment suitable for a variety of lifestyles.

Early viewing is recommended to appreciate the accommodation and outdoor space on offer.

Hallway

Upon entrance stairs leading to first floor. Built-in storage cupboard.

Lounge

17' 7" x 11' 11" (5.36m x 3.63m)

Two double-glazing windows to the front elevation. White radiator.

Kitchen

10' 5" x 9' (3.17m x 2.74m)

A range of matching wall and base units with worktops above. Stainless-steel extractor hood mounted above a black electric cooktop.

Below the cooktop is a built-in oven. A stainless-steel sink and draining board are positioned directly beneath a large window.

A modern curved chrome faucet is installed above the sink. White subway-style wall tiles with dark grout lines form the backsplash around the work surfaces. Double-glazing window to the rear elevation. Under-counter space for appliances.

Bedroom 1

13' 5" x 10' (4.09m x 3.05m)

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

Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m)

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

Landing

Double-glazing window to the side elevation. Built-in storage cupboard.

W.C

Separate W.C. Obscured double-glazing window to the side elevation.

Bathroom

5' 8" x 4' 9" (1.73m x 1.45m)

Standard full-length white acrylic bath with a smooth panelled front.

Fitted with separate hot and cold pillar taps in a chrome finish. Wall-mounted white ceramic basin located beside the bath. Obscured double-glazing window to the side elevation. The bath area is surrounded by small mosaic-style white tiles extending across the main wall.

Laundry Room

6' 11" x 5' 3" (2.11m x 1.60m)

Obscured double-glazing window to the front elevation. White radiator. A wall-mounted gas combi boiler.

Rear Garden

Enclosed rear garden accessed through a gate. A central concrete pathway runs through the middle of the lawn, providing access from the foreground to a metal garden gate at the far end.

The garden is predominantly laid to grass, creating an area suitable for recreation, children's play, or gardening.

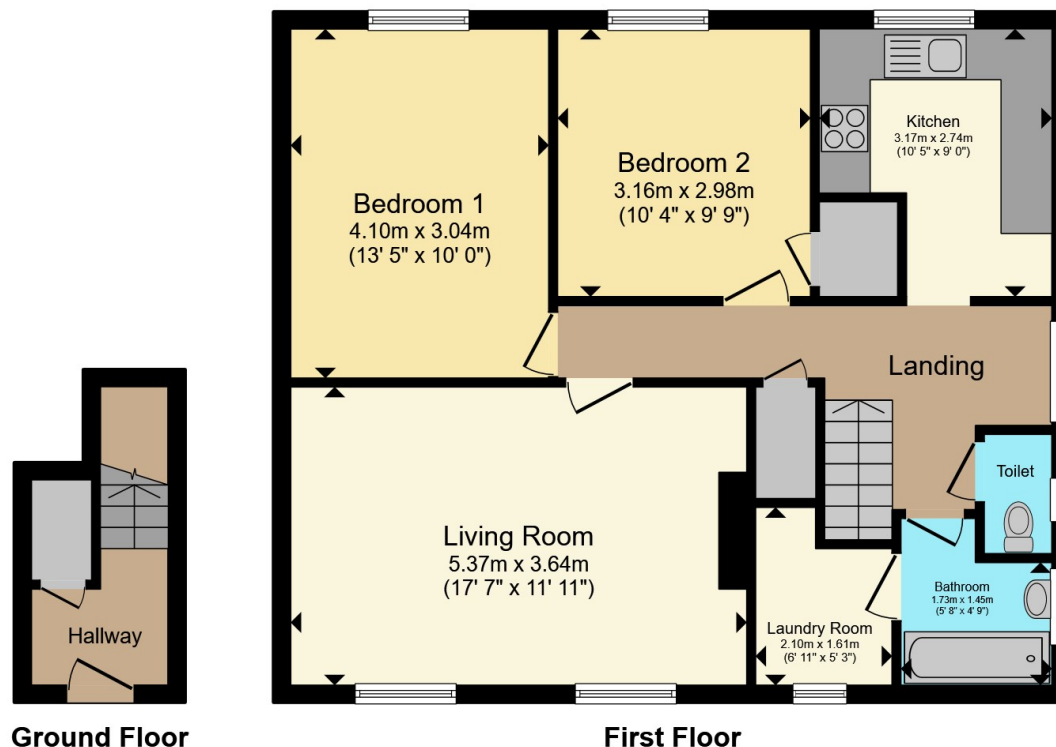
Timber fencing encloses the boundaries, providing privacy and security. The garden features several established ornamental plants and shrubs. A decorative metal archway gate is located at the end of the path. Beyond the lawned section, the garden steps down into a lower tier designed for outdoor entertaining and low-maintenance

use. Block-built sheds situated at the side of the property.









Total floor area 74.1 m² (798 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: 537.49 Ground Rent:
37.92

Tenure: Leasehold

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Property Ref: SBU109990 - 0003