



Connells

Victory Street
Plymouth



Property Description

A well-presented and deceptively spacious two-bedroom home, offering bright and well-balanced accommodation ideally suited to first-time buyers, downsizers, or investors.

The property opens into an entrance hallway with stairs to the first floor and useful storage. To the front, a light and airy living room features a bay window allowing for plenty of natural light, along with a feature fireplace that creates an attractive focal point. To the rear, a separate dining room provides a versatile space for everyday living and entertaining, with access through to a modern fitted galley kitchen. The kitchen is well arranged with a range of wall and base units, ample worktop space, and a door leading directly out to the garden.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation, along with a modern bathroom fitted with a three-piece suite. The property also benefits from loft access, with the loft being boarded and insulated with a fixed staircase, providing valuable additional storage space.

Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep and enclosed by stone walls, offering a good degree of privacy along with rear access.

Conveniently located close to local amenities, schools, and transport links, this property offers a great combination of space, practicality, and convenience, making it an excellent place to call home.

Front Of House

The entrance is positioned to the right-hand side, featuring a white uPVC front door with decorative glazed panels. A small step leads up to the doorway, with a modest paved threshold area.

Lounge

13' x 11' 5" (3.96m x 3.48m)

A bright and spacious living room featuring a large bay window to the front elevation. A focal point of the room is the fireplace with a wooden surround and contrasting hearth, adding character to the space. Open archway to the rear provides a seamless flow through to the inner hallway.

Dining Room

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazing window to the rear elevation. Open archway creates a seamless connection through to the kitchen. Built-in storage cupboards are neatly positioned to one side. White radiator.

Kitchen

11' 11" x 6' 6" (3.63m x 1.98m)

A range of matching wall and base units with worktops above. Double glazing window to the side elevation. A stainless steel sink and drainer. White tiled splashbacks. Space for freestanding appliances, along with an integrated gas hob and oven. Plumbing for washing machine. Wall-mounted boiler, neatly positioned to one side. White radiator. A glazed door to the rear provides direct access to the garden,

Bedroom 1

13' 1" x 11' 3" (3.99m x 3.43m)

Double glazing window to the front elevation.
White radiator.

Landing

Large, versatile landing providing an ideal space for a home office or workstation.

Loft Room

14' 8" x 12' 2" (4.47m x 3.71m)

A useful and versatile loft room, providing additional flexible space. A skylight window.
White radiator.

Bathroom

7' 10" x 7' 2" (2.39m x 2.18m)

Panelled bath with shower over and glass screen, a low-level WC, and a modern vanity unit with inset wash hand basin and storage below. The walls are finished with a combination of textured plaster and tiled splashbacks, Obscured double glazing window to the rear elevation. White radiator.

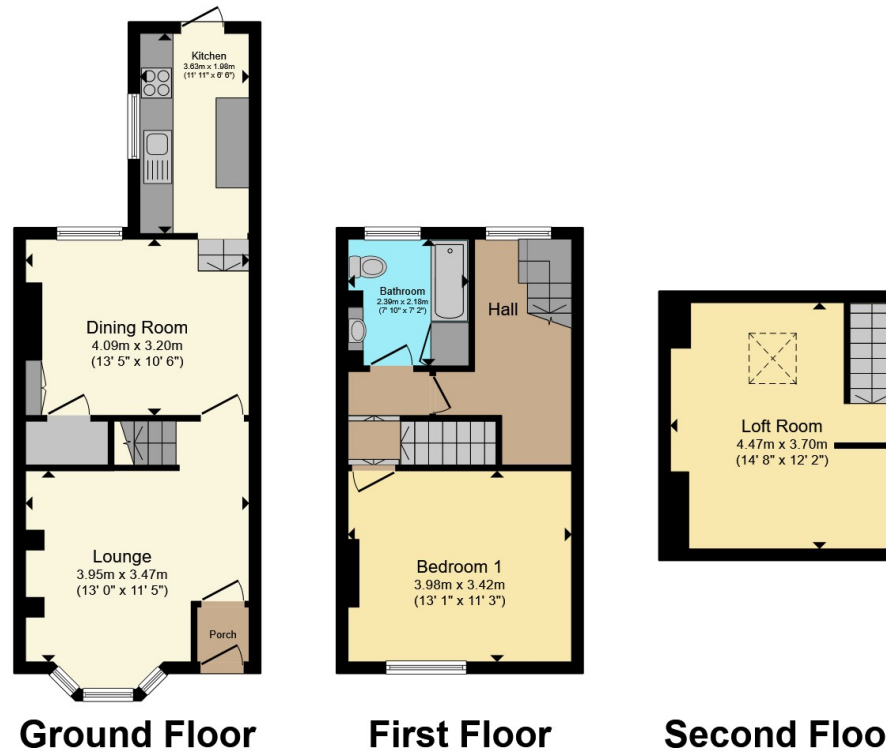
Courtyard

The rear garden is designed for low maintenance, featuring a paved patio area. Enclosed by high stone-built walls, A rear access gate provides practical entry and exit.









Total floor area 88.3 m² (951 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



To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU109887



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109887 - 0006