



Connells

Budshead Road
Plymouth



Property Description

Step inside and be immediately impressed by the generous and welcoming large lounge. Bathed in natural light, this fantastic space offers ample room for both relaxing and entertaining, providing the ideal heart to this wonderful home.

A key feature that sets this property apart is the versatile third room/study. Perfect for those working from home, as a private home office or a quiet reading nook, this flexible space adds immense practical value to your lifestyle.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom benefits from plenty of space for storage, ensuring a clutter-free environment.

The modern family bathroom is well-appointed with a bath and overhead shower, perfect for unwinding after a long day or for a quick morning refresh.

One of the property's finest assets is a balcony. Enjoy your morning coffee, dine al fresco in the summer, or simply take in the fresh air from your own outdoor haven-a rare and valuable feature.

Location is key, and this flat delivers. Budshead Road is a popular and convenient location, offering excellent access to local amenities, shops, schools, and public transport links. With easy routes to the A38, your connections to the city centre, Devonport, Tavistock, and beyond are seamless.

Entrance Hall

Door Entry system. Double glazed door to the front. Radiator.

Lounge

11' 2" max x 15' 3" max (3.40m max x 4.65m max)

Spacious lounge with double glazed windows to the rear. Television point. Two radiators.

Kitchen

9' 7" x 4' 7" (2.92m x 1.40m)

The kitchen comprises of a range of matching wall and base units with worktops above. Integrated oven with a counter top gas hob. Stainless steel extractor hood. Space and plumbing for a washing machine. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Storage cupboard. Double glazed window to the front elevation.

Bedroom 1

8' 4" max x 11' 3" max (2.54m max x 3.43m max)

Double glazed window to the rear. Radiator.

Bedroom 2

8' 7" x 8' 7" (2.62m x 2.62m)

Double glazed window to the side elevation. Radiator.

Study

8' 9" x 6' 3" (2.67m x 1.91m)

Versatile space which could be used as a study/home office.

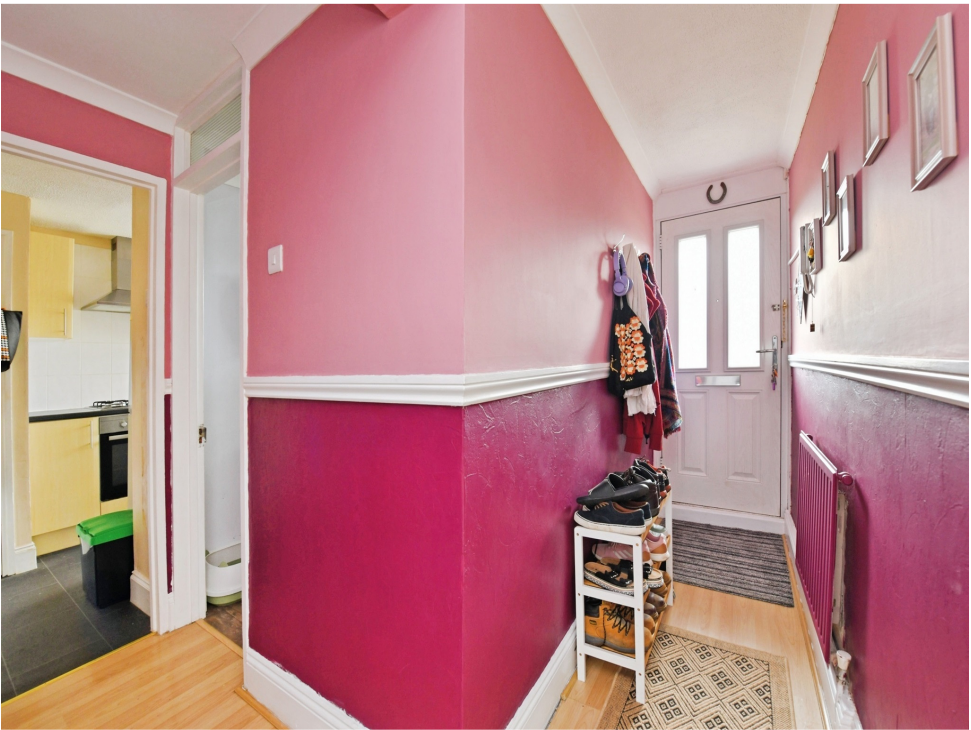
Bathroom

Panel bath with shower above, pedestal sink and a low level w.c. Extractor fan. Heated towel rail. Obscured double glazed window to the front elevation.

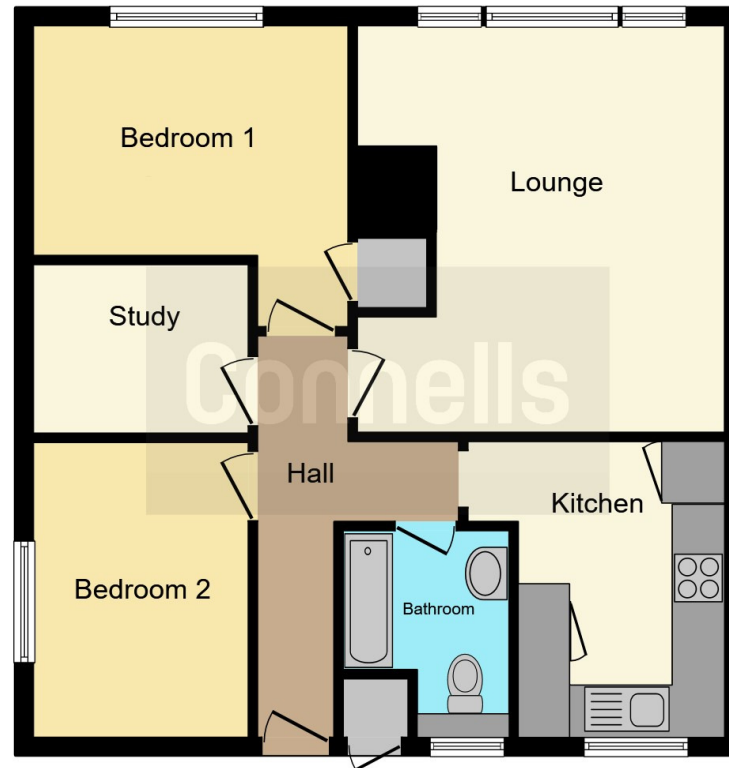
Outside

The property benefits from a balcony and an outside storage shed. There is also an additional large storage shed beneath the building.









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.focalagent.com

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15 Victoria Road St Budeaux
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EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1376.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU109399

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 May 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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