Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email us

info@plymouthhomes.co.

Website

www.plymouthhomes.co.

Follow Us on Faceook

www.facebook.com/
ymouth homes.co.uk

Follow us on Twitter

www.twitter.com/
plymouth_homes

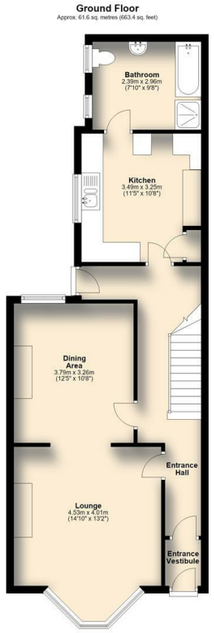
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19761954

Floor Plans...



Further Information...

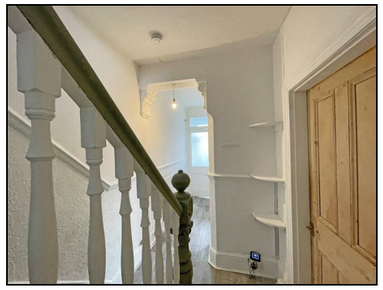
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these

PLYMOUTH HOMES ESTATE AGENTS









- PERIOD HOME
- LARGE GARDEN
- FOUR BEDROOMS
- TWO RECEPTIONS
- LARGE GARAGE
- NO ONWARD CHAIN
- CENTRAL HEATING
- ENERGY RATING: BAND C

211 Victoria Road, St. Budeaux, Plymouth, PL5 2DQ

We feel you may buy this property because....

Of the spacious accommodation and large garden on offer.

£240,000

www.plymouthhomes.co.uk

Number of Bedrooms
4

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

Offered for sale with no onward chain, this substantial period home boasts spacious accommodation, a large westerly facing garden and large garage. Internally the accommodation boasts bay fronted lounge, dining room, kitchen, a ground floor bathroom and four first floor bedrooms (three doubles, one single). Plymouth Homes recommend an early viewing to fully appreciate the space on offer and the large garden.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With dado rail, decorative coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL
With radiator, dado and picture rails, coving to ceiling, decorative corbels, stairs rising to the first-floor landing with decorative newel post, under-stairs storage cupboards and uPVC half glazed door opening to the rear garden.

LOUNGE
14'10" x 13'1"
With uPVC double glazed bay window to the front, decorative feature fireplace, radiator, wooden floorboards, picture rail, decorative coving to ceiling with ceiling rose, recess shelving, open plan into the dining area.

DINING ROOM
12'5" x 10'8"
With double glazed window to the rear, decorative feature fireplace, radiator, wooden floorboards, picture rail, coving to ceiling, door to the entrance hall.

KITCHEN
11'5" x 10'7"
Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge, washing machine and cooker, double glazed window to the side, decorative feature fireplace, built in storage into alcove, radiator, door into the bathroom.







BATHROOM
9'8" x 7'10"
A good-sized bathroom, fitted with four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, panelled splashbacks, radiator/towel rail, extractor fan, two obscure double-glazed windows to the side.

FIRST FLOOR

LANDING
With dado rail, access to the loft space, double glazed window to the rear.

BEDROOM 1
14'10" x 11'1"
A double bedroom with double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, decorative coving ceiling with ceiling rose.

BEDROOM 2
16'10" x 10'7"
A second double bedroom with double glazed bay window to the rear with partial views towards the river Tamar, decorative feature fireplace, radiator, picture rail.

BEDROOM 3
12'6" x 10'5"
A third double bedrooms with double glazed window to the rear with partial views, decorative feature fireplace, two built in storage cupboards, radiator, picture rail.

BEDROOM 4
8'7" x 5'2"
A single bedroom with double glazed window to the front, picture rail, coving to ceiling.

OUTSIDE

FRONT
The front is approached via a pathway leading to the main entrance and a garden area with hedged border.

REAR
The rear garden is a particular feature of the property, being westerly facing and measuring 22.37m (73’4’’) in length to the rear of the garage x 5.23m (17’2’’) in width. The garden is split into several areas of artificial lawn, lawn and gravel borders with flower borders and a decked area, all enclosed by stone walls. Adjoining the rear of the house is a useful walk in storage shed and from the garden a gate gives rear access to the service lane, and a pedestrian door opens into the garage.

GARAGE
A larger than average garage measuring 3.82m (12’4’’) in width x 5.02m (16’4’’) in length with wooden double doors to the service lane, window to the side, power supply and lighting.

AGENT'S NOTE
The neighbouring property at 213 Victoria Road has had planning permission granted for a single-story rear extension. Details of the permission can be viewed via the council website using the reference 23/01265/FUL

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

