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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



2120 SQ.FT



FREEHOLD

VICTORIA ROAD
HIGHER ST. BUDEAUX
PL5 1QY

OFFERS OVER £260,000

Large Victorian family home full of charm & character, complete with an open kitchen/breakfast room, two reception rooms, utility room & a double garage. No onward chain.



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Located in the heart of Higher St Budeaux, Victoria Road gives easy access to the A38 Devon Expressway, local and national shops on Victoria Road and a local Doctors surgery on Stirling Road.

Located to the west of the city, St Budeaux gives easy access into the city centre via a number of bus routes and a train station. Home to a number of primary and secondary schools and an array of other amenities, including parks, green spaces and a range of local and national traders.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance porch, which has an original tiled floor and a door which leads into the entrance hall. The entrance hall has doors leading through to the lounge, dining room and open plan kitchen/dining room. There is a plethora of period features and two large under stairs storage cupboards.

Located at the front of the property is the lounge, which has a wide range of period features and an open fireplace, plus a large bay window to the front elevation. The dining room has French doors opening out onto the rear garden, a plethora of period features and a large feature fireplace with an inset wood burner.

The open plan kitchen/breakfast room is a tremendous size and has a fitted kitchen with a wide range of wall and base mounted units complete with a work surface over. There is space for a range of appliances and two windows to the side elevation.

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There is a door leading through to the utility room, which has plumbing and space for a washing machine and tumble dryer, plus range of base mounted units, complete with a work surface over. There is a door leading out onto the rear garden, a door leading through to the downstairs bathroom and a combi-boiler.

The downstairs bathroom has a panelled bath, a low level w/c and hand wash basin. There is an obscured window to the side elevation and an extraction fan.

Upstairs, the first floor landing gives access to all three double bedrooms and the family bathroom. The main bedroom is a fabulous size which runs the full width of the property and has a wide range of period features. There is a large bay window to the front elevation. Bedroom two has a window to the rear elevation, plus a feature fireplace. Bedroom three is located at the rear of the property and has dual aspect windows to the rear and side elevation.

The five piece family bathroom has a large shower cubicle, a low level w/c and a hand wash basin. There is a panelled bath, a bidet, tiled splash backs, an obscured window and an extraction fan.

The property has been well looked after over the years but does require some modernisation. There are solar panels which are privately owned.

Externally, the rear garden is low maintenance and is hard paved, with a large patio which leads out to the double garage and a gate leading out onto the rear service lane.

The double garage has dual aspect windows to the side and rear elevation and wooden bi-folding doors. There is power and lighting.

Tenure - Freehold

EPC - D 63/80

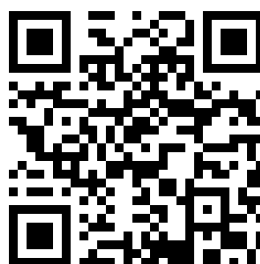
Council Tax Band - C

Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband.

Renewables - Privately Owned Solar Panels



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
Please get in touch

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