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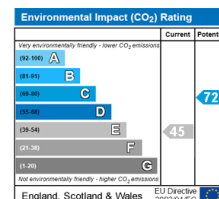
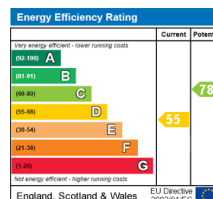
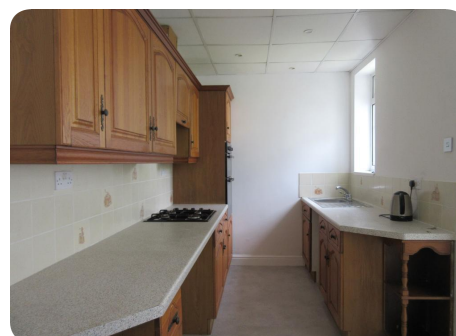
Victoria Road, St Budeaux, Plymouth PL5 1QT



Offers in Region of £270,000

3 bedroom Detached Bungalow

- ✓ NO CHAIN
- ✓ Detached Bungalow
- ✓ Sizeable Property
- ✓ New Roof
- ✓ 3+ Bedrooms
- ✓ Loft Area
- ✓ Gas Central Heating And Double Glazing
- ✓ Garage





50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

01752 54 77 89
www.viewme.co.uk

Description

Viewme are delighted to bring to the sales market this spacious 3/4 bedroom detached bungalow.

The property briefly consists:

Ground Floor:

Porch, Entrance Hallway, Lounge, Kitchen/Breakfast Room, Bedroom 1, Bedroom 2, Formal Dining Room/Bedroom 3, Family Bathroom.

The property has recently had a new roof and has been completely re-carpeted.

First Floor:

Open Plan Loft Room, 2nd Loft Room/Bedroom/Study

Exterior:

Good sized front garden (split into two by front steps leading from road to the property)

Rear & side garden: Driveway, single stand alone garage, tree hedge and some mature shrubs.

Location

St Budeaux sits between Camels Head and West Park within easy reach of Plymouth City Centre, the Parkway leading towards Cornwall or to the East of the City (Plymstock, Plympton) onward to Ivybridge, Exeter and Beyond.

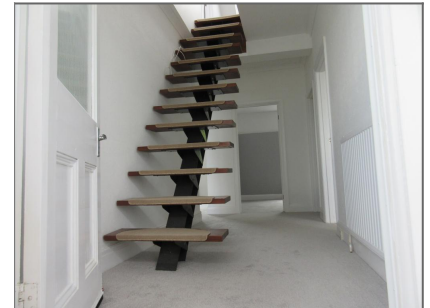
Situated in St Budeaux Square (shopping quarter) you will find a public library, Co-op & Lidl Supermarkets, a Community Centre, Fast Food takeaway establishments (pizza, fish & chips, pasties, KFC), a bakery, butchers, pharmacy, newsagents, card shop and Store 21 (fashion and homeware store).

A short distance towards higher St Budeaux you will find further shops: Fish & Aquatics, Chinese takeaway, ladies fashions, hair and nail studios, small convenience stores, car accessories to name but a few.

There are four primary schools and one Marine Academy (Secondary school in Kings Tamerton - a short distance away) and two small railway stations (destinations into Plymouth and Cornwall).

St Budeaux is a popular family residential area with several schools, parks and amenities.

Ground Floor



Entrance Hallway



Kitchen/Breakfast Room



Lounge/Dining Room/3rd Bedroom



Bedroom 1

Entrance Porch - From the front door you enter into the front porch.

Ideal area for hanging coats and storage of shoes and boots.

Original tiled floor and windows into both reception rooms on either side.

Entrance Hallway - 16' 4" x 8' 2" (5m x 2.5m) From the porch you enter into the entrance hallway giving access to all areas of accommodation with stairs leading to the first floor loft accommodation.

The hallway has two built in storage cupboards, it is neutrally decorated with newly fitted carpet flooring and wall mounted radiator.

Lounge - 16' 4" x 15' 1" (5m x 4.61m) Good sized, neutrally decorated lounge area with chimney breast wall, fireplace and double glazed bay window to the front of the property.

Newly carpeted with wall mounted radiators.

Measurements:

Width: 4.61

Length into bay window: 5.00

Length outside bay window: 4.00

Kitchen/Breakfast Room - 15' 1" x 20' 9" (4.6m x 6.35m) The kitchen/breakfast room can be reached both by the entrance hallway and back door to the property.

The kitchen consists of wooden base and eye level units with worksurface, stainless steel sink and built in double electric oven and gas hob.

A breakfast bar is secured to the wall with enough seating for four people.

Tiled flooring and neutrally decorated walls.

Measurements taken at longest points

Two double glazed windows look out to the side of the property.

Family Bathroom - 9' 10" x 5' 11" (3m x 1.82m) The family bathroom has a grey suite consisting of:

Low level WC, wash hand basin, bath and shower cubicle.

Vinyl flooring and double modesty glazed window to the side aspect of the house.

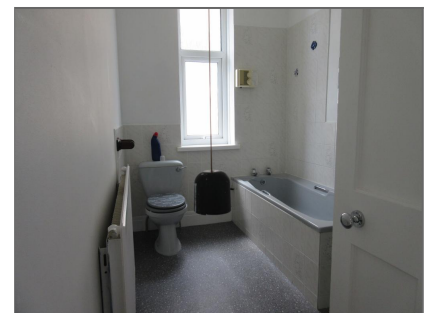
Dining Room/Bedroom 3 - 15' 9" x 13' 11" (4.82m x 4.25m) The second



Formal Dining Room/Lounge/3rd Bedroom



Bedroom 2



Family Bathroom



Family Bathroom



reception room (formal dining room or 3rd Bedroom) is a good size with double glazed bay window to the front of the property.

Neutrally decorated with chimney breast and gas fire with newly fitted carpet.

Measurements taken at longest point

Width into recess 4.25m

Width to chimney breast wall 3.9m

Length into bay window: 4.82m

Length to bay window: 3.75m

Bedroom 1 - 11' 8" x 14' 2" (3.56m x 4.32m) Bedroom 1 is located to the rear of the property.

Neutrally decorated, double glazed window and newly fitted carpet.

Bedroom 2 - 9' 4" x 14' 0" (2.87m x 4.29m) Bedroom 2, also good sized double is located to the rear of the property.

Neutrally decorated, double glazed window and newly carpeted flooring.

First Floor

Loft Room (Open Plan) - 18' 11" x 9' 0" (5.77m x 2.75m) From the stairs you enter an open plan room with velux windows.

Neutrally decorated with newly fitted carpet flooring.

Additional storage by way of a doorway into the eaves of the roof.

Measurements taken at longest points:

Full length of room: 5.77m

Length to top of stairs: 2.90m

Height: 2.45m at highest point - 0.86m at lowest point

2nd Loft Room (Bedroom 3 or 4) - 18' 9" x 8' 4" (5.73m x 2.56m) The second room in the loft could be used as bedroom 3 or 4.

Galley style room large enough for a single bed or small double bed.

Neutrally decorated, velux window and newly carpeted flooring.

Height: 2.29 at middle point, 1.02 at lowest point

Exterior

Garage/Outbuildings - A single garage located to the rear of the property, access from the road by way of double wooden doors and concrete driveway.

There are dual aspect windows, lighting and electrical sockets.



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Front Garden - The garden to the front of the property is currently split into two good sized mainly laid to lawn areas with mature shrubs to the edges.

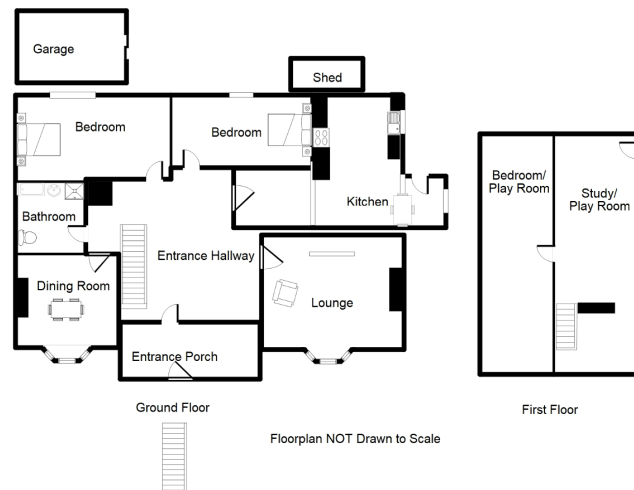
The lawned areas are split by the front steps leading from the street to the property.

Although the front garden is not enclosed by way of a fence or wall, it could easily be enclosed for more privacy.

Rear Garden Area - The rear garden area is laid to concrete leading off the driveway and garage.

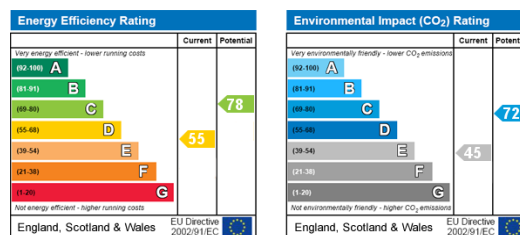
There are two exterior 'sheds' attached to the house, one could be utilised as a utility room, the other houses the boiler.

Floorplans



Floorplan

Energy Efficiency and Environmental Impact



Additional Information

Currently awaiting EPC

Council Tax Band: D - £1,884.65 - 2020/21 (data captured from PCC web site)

Bin Collection Days: Thursdays - alternative weeks for waste and recycling

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.