



50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

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www.viewme.co.uk

Sold STC

Pomphlett Gardens, Plymstock, Plymouth PL9 7QX



Guide Price £210,000

3 bedroom End Terraced

- ✓ NO CHAIN - VACANT POSSESSION
- ✓ 3 Bedrooms
- ✓ End Terrace - access to rear garden
- ✓ Master Bedroom - En-suite
- ✓ Popular Residential Area
- ✓ Ideal First Time Buyer Opportunity
- ✓ 2 x Off Street Allocated Parking Spaces
- ✓ Walking Distance to Amenities



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Description

Viewme are delighted to bring to the sales market, this three bedroom end-terrace Property located in the popular residential area of Plymstock.

The property briefly comprises:

Ground Floor:

Entrance Hallway, Kitchen, Lounge/Dining Room

First Floor:

Landing, 2 x Double Bedrooms (1 en-suite), 1 x Good Sized Single Bedroom, Family Bathroom.

Exterior:

Front: Communal Driveway 2 allocated parking spaces - front garden

Rear: Side entry to enclosed rear garden - mainly laid to lawn with small terraced garden

Location

Plymstock is a popular residential area located on the east bank of the River Plym with many local amenities including:

Morrisons (supermarket), McDonald's, The Range, 1960's Plymstock Broadway (local shopping precinct - pharmacy, Iceland, bakery, coffee shop etc), also nearby Lidl, to name but a few.

Within a short drive is Staddiscombe which has a public sports centre. Nearby Elburton there are rugby pitches and at Staddon Heights is a golf club and a commercial driving range near Elburton.

Local schools include:

Primary: Plymstock Primary, Goosewell Primary, Dunstone Primary

Secondary/High School: Plymstock School, Coombe Dean

Nearby are transport links to most areas of Plymstock with routes across the city, including the City Centre, Railway Station, Derriford Hospital.

Ground Floor

Entrance Hallway - 5' 10" x 8' 4" (1.78m x 2.56m) From the front door you enter into the entrance hallway giving access to both ground and first floor accommodation.

PVC door, wall mounted radiator & carpet flooring.



Kitchen



Lounge/Dining Room



Master Bedroom



En-Suite Shower Room

Kitchen - 9' 8" x 7' 8" (2.95m x 2.35m) The kitchen would benefit from modernisation but currently comprises a wooden kitchen with base and eye level units with dark worksurface.

Built in appliances include: Oven, Hob, Extractor fan and Fridge.

Vinyl flooring, bay window, wall mounted radiator and boiler.

Lounge/Dining Room - 19' 2" x 16' 0" (5.85m x 4.88m) Good sized lounge/dining area with sliding patio doors to rear garden.

Neutrally decorated with carpet flooring, storage under stair cupboard and wall mounted radiator.

Room size at widest point: 4.88 - or 3.94 to under stair cupboard

First Floor

Landing - From the stairwell the landing gives access to all first floor accommodation.

The loft hatch is positioned here and there are two good sized storage cupboards.

Neutrally decorated with carpet flooring.

Master Bedroom (Double) - Front - 8' 5" x 10' 11" (2.59m x 3.34m) Good sized master bedroom with wall to wall fitted wardrobes.

Double glazed window overlooks the front of the property, wall mounted radiator and carpet flooring.

Width size into fitted wardrobe: 4.03

En-Suite - The En-suite comprises:

Low level WC, Small wash hand basin and separate shower cubicle.

Fully tiled with vinyl flooring.

Bedroom 3 - Good Sized Single (Rear) - 9' 2" x 6' 5" (2.81m x 1.97m) Bedroom 3 is a good sized single bedroom located to the rear of the property overlooking the rear garden.

Neutrally decorated with carpet flooring and wall mounted radiator.

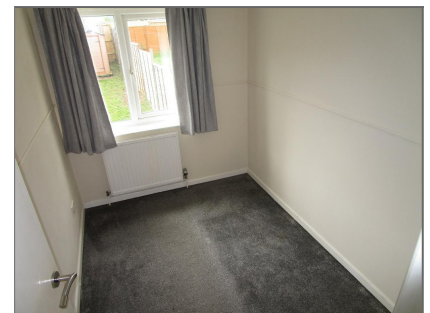
Bedroom 2 - Double (rear) - 9' 3" x 9' 1" (2.82m x 2.79m) The second bedroom is a good sized double located to the rear of the property overlooking the rear



Master Bathroom



2nd Bedroom (Rear)



Bedroom 3 (Rear - good sized single)



Rear Garden



garden.

Neutrally decorated with carpet flooring and wall mounted radiator.

Family - 8' 10" x 6' 1" (2.71m x 1.87m) The bathroom comprises a white suite including:

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

High level modesty double glazed window, wall mounted radiator, wall mounted mirror and vinyl flooring.

Exterior

Front & Rear Garden Areas - Front: The driveway is shared between the three properties located here. Each property has two allocated parking spaces. Access to the rear garden by way of a side gate.

There is a small side and front garden - mainly laid to slate with areas of planting.

Rear: From the lounge and side of the property you can access to garden.

Steps lead up to the top garden area which is mainly laid to lawn with a mature tree and small shed.

There is a small tiered 'rockery' style planting area just outside the lounge.

Floorplans



Floorplan

Energy Efficiency and Environmental Impact

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Additional Information

Council Tax Band: C - £1,876.95 (2023/24 - Data Captured from Plymouth City Council web site)

Refuse and Recycling Waste collection days: Monday (alternate days for waste & recycling)

2 x Allocated off road parking spaces

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



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