

Guide Price £200,000 Freehold



3 BUDSHEAD ROAD, HIGHER ST BUDEAUX, PLYMOUTH, PL5 2QY

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this substantial and spacious semi detached family home, just a short walk from all of West Park's shops, amenities and transport links. The property has an accommodation which is arranged over three floors, requiring modernisation and upgrading comprising, a PVCu double glazed front door leading into an entrance porch then into an inner hall with carpeted stairs to first floor landing, under stair storage and a doorway to the sitting room.

The sitting room has an open fireplace with a stone surround and a bay window to the front elevation. The kitchen / diner is fitted with a matching range of base and eye level storage cupboards, post formed and roll top worksurfaces, plumbing for a washing machine, space for a gas cooker, space for fridge, window to the side elevation, cupboard which houses the Ideal combination boiler. From the dining area, there is a sliding patio door that leads to a rear lean to and small workshop.

From the main hallway, stairs ascend to the first floor landing with a window to the side elevation and a doorway to bedroom one. Bedroom one has a built in cupboard and window to the front elevation with far reaching views of the River Tamar and Cornwall. Bedroom two is a small double with built in storage and bedroom three has a window to the front elevation.

The family bathroom has a matching three piece suite comprising, a low level WC, pedestal wash hand basin and a panelled enclosed bath with Triton electric shower unit over.

From the hallway, panelled staircase leads to the loft room, Velux windows and under eaves storage.

Externally, the particular feature of the property is its very large plot. To the front of the property, accessed via Budshead Road there is a small flight of steps and a landscaped front garden with path leading to the front lawn, flower, shrub beds and borders and is fence enclosed with access to the side leading to the rear garden. The rear garden is particularly large and arranged over two levels with flagged patios, levelled lawns, two large storage sheds and a greenhouse.

The property has the benefit of PVCu double glazing and gas fired central heating, however, does require modernisation throughout once this has been completed, it will make a beautiful family home.

This property has been in the same family ownership since new.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

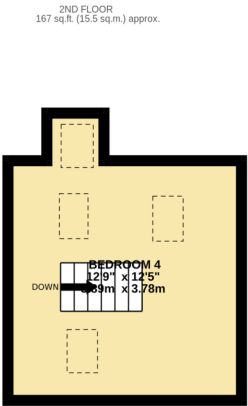
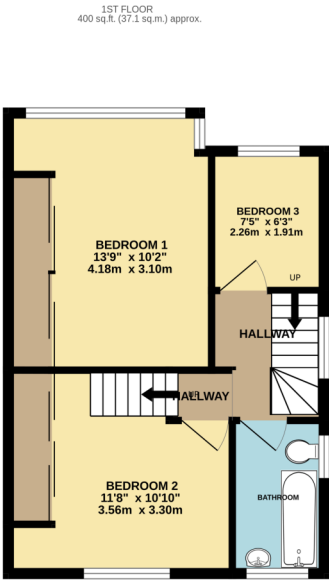
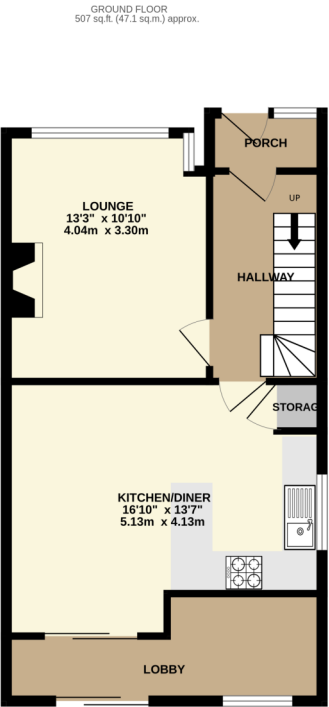
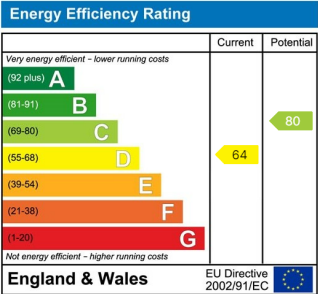
OUTGOINGS

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2023/2024 is £1,876.95 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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