





Property Description

Situated in a peaceful cul-de-sac, this well-presented one-bedroom first floor flat enjoys lovely estuary views and offers more space than meets the eye, including a loft room, enclosed rear garden, and off-street parking.

The flat features a hallway with utility work surface, a double bedroom with mirrored wardrobes, and a bright living area with views over the surrounding landscape. The loft room offers flexible additional space - ideal for storage, a home office, or hobby area.

Outside, the private rear garden is enclosed and perfect for relaxing or entertaining, while off-street parking adds convenience.

With its unique features, fantastic views, and quiet yet accessible location, this is a perfect opportunity for first-time buyers, downsizers, or investors.

Lounge

11' 10" max x 11' 6" max (3.61m max x 3.51m max)

Fireplace with brick surround.

Kitchen

7' 9" max x 8' 7" max (2.36m max x 2.62m max)

Comprising; Matching wall and base units with work surface over, stainless steel sink with drainer, oven, hob, space for undercounter washing machine.

Hallway

Work surface with space underneath for white goods and wall cupboard.

Bedroom One

9' 8" x 10' 6" (2.95m x 3.20m)

Mirrored wardrobes, overhead storage and storage cupboard.

Shower Room

Comprising; WC, wash hand basin and built in shower tray.

Loft Room

Eaves storage shelving and skylight windows.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
 Band: A

Service Charge: 45.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU109194

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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