







**DC**  
LANE  
SELL • LET • MANAGE

Budshhead Road, Plymouth, PL5 2PJ

£215,000 Freehold

 3  1  2  F



£215,000

# Budshead Road

Plymouth, PL5 2PJ

- Semi Detached Bungalow
- Dormer Loft Conversion
- Sun Room
- Cellar/Workshop
- No Onward Chain
- Whitleigh Location
- Three Bedrooms
- Generous Garden
- In Need of Modernisation
- Council Tax Band C

DC Lane are delighted to present a deceptively spacious semi detached dormer bungalow located on the fringes of Whitleigh and West Park and within easy access to the A38 and major routes.

The property comprises of entrance hallway, lounge/diner with large window overlooking the rear garden, opening into a kitchen and sunroom providing garden access. There are two bedrooms master with built in cupboards and shower enclosure and a further bathroom with shower over completes the ground floor accommodation. Stairs rise from the lounge to the first floor into a dormer double bedroom. To the rear is a particularly generous garden predominately laid to lawn with paved patio area and side access to the front. There is a useful basement ideal for storage with power and light.

The property is need of modernisation and is being sold with no onward chain, a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge/Diner	11'4" x 23'8" (3.46 x 7.22)
Kitchen	8'0" x 9'11" (2.45 x 3.04)
Sun Room	8'0" x 8'3" (2.45 x 2.52)
Bedroom One	12'1" x 11'8" (3.70 x 3.56)
Bedroom Three	8'0" x 10'0" (2.45 x 3.05)
Bathroom	8'0" x 5'3" (2.45 x 1.62)
First Floor	
Bedroom Two	11'1" x 13'2" (3.38 x 4.03)
External	
Cellar/Workshop	12'1" x 20'0" (3.70 x 6.11)



## Directions

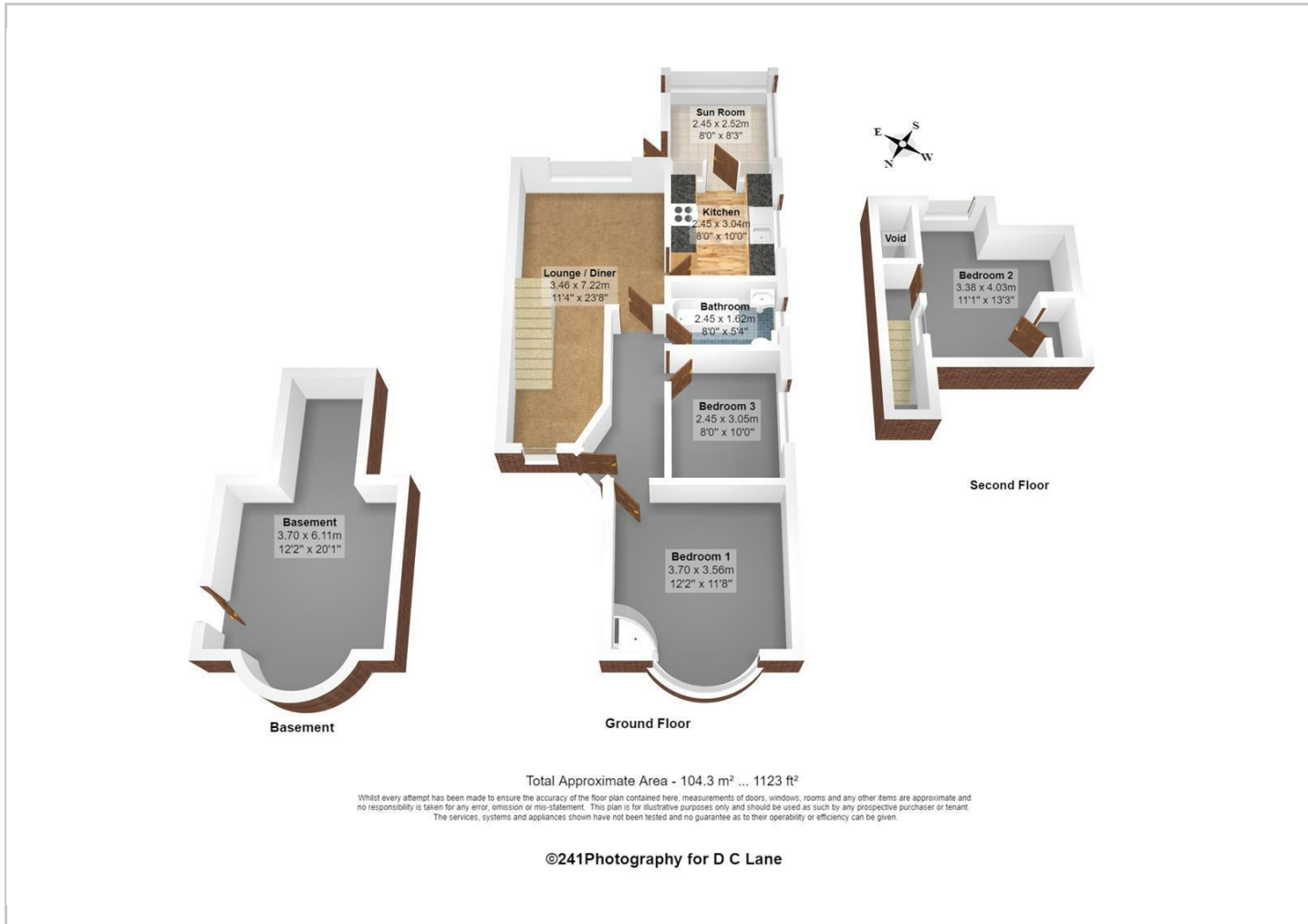
From the DC Lane office continue on Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 4th exit onto B3413 Go through 1 roundabout 0.3 mi Turn left onto Budshead Rd 0.2 mi At the roundabout, take the 2nd exit and stay on Budshead Rd and the property can be found on the right.

**Council Tax Band: C**





## Floor Plans

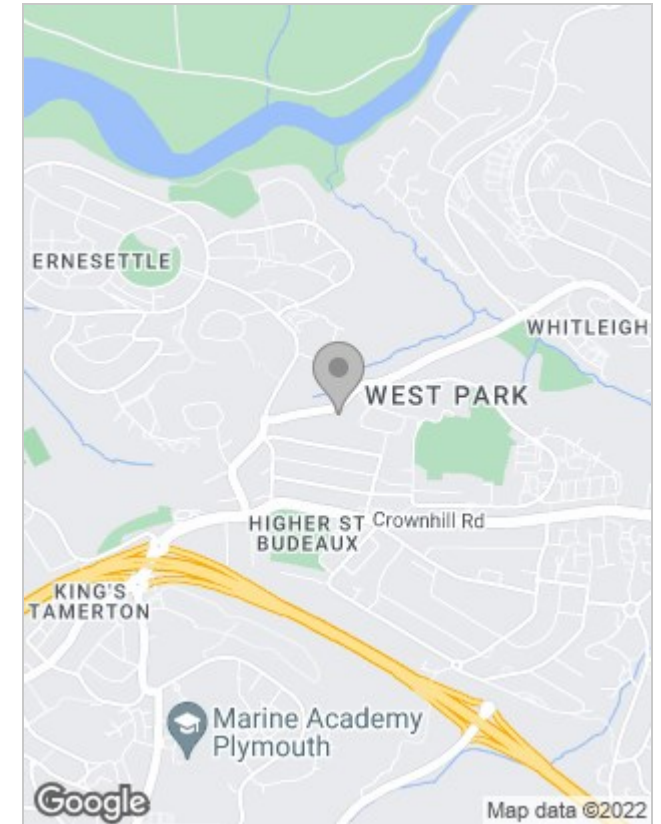


## Viewing

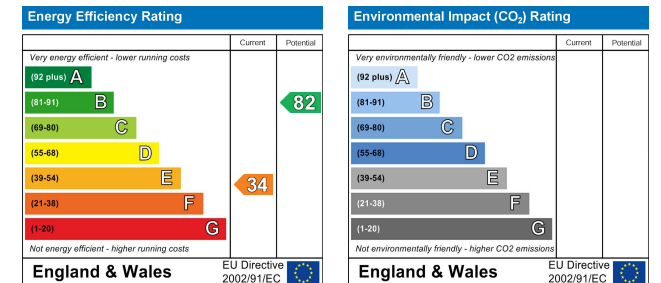
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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