



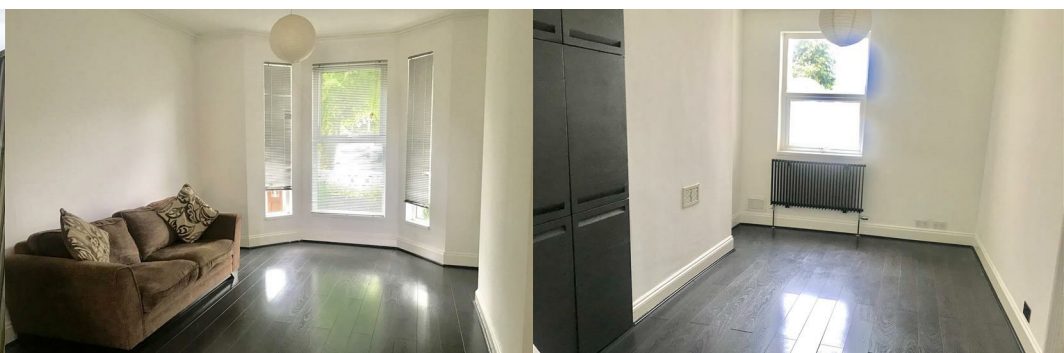
132 Victoria Road

St Budeaux, Plymouth, PL5 1RA

£1,100 Per Calendar Month



Available now is this lovely period property with accommodation briefly comprising 2 reception rooms, kitchen with an adjoining breakfast/family area, 4 bedrooms with the master having an ensuite facility & a family bathroom. There is a low maintenance rear garden which has been laid to patio & artificial grass. It is unfurnished and available on a long-term basis.



VICTORIA ROAD, ST BUDEAUX, PL5 1RA

ACCOMMODATION

Access to the property is gained via the composite uPVC double-glazed entrance door leading into the entrance vestibule.

ENTRANCE VESTIBULE

Part-glazed inner door opening into the entrance hall.

ENTRANCE HALL

Turning staircase with attractive newel posts and balustrades ascending to the first floor. Built-in storage cupboard. Additional storage cupboard housing the gas boiler. Over-head cupboard housing the electric meter and fuse box. Door opening into the lounge and dining area.

DINING ROOM AREA 13'4" x 8'7" (4.07 x 2.63)

Double-glazed window to the rear elevation. Blackened radiator. Wood-effect black laminate flooring extending into the lounge area.

LOUNGE 15'6" into the bay x 12'2" into the alcove (4.74 into the bay x 3.73 into the alcove)

Double-glazed bay window to the front elevation. Vertical radiator.

KITCHEN 11'2" x 9'8" (3.42 x 2.96)

White high gloss matching eye-level and base units with beech-effect rolled-edge work surfaces and tiled splash-backs. Inset single drainer single bowl sink unit with mixer tap. Built-in 4-ring gas hob with electric oven beneath and extractor above. Built-in breakfast bar with radiator beneath. Suitable space for a fridge-freezer. Space and plumbing for a washing machine. Space for Slimline dishwasher which is already in situ. Double-glazed window to the side elevation. Opening leading into the family/breakfast room.

FAMILY/BREAKFAST ROOM 9'10" x 9'8" (3.02 x 2.97)

Inset ceiling spotlights. Tiled floor. Double-glazed windows to the side and rear elevations. Double-glazed sliding patio doors leading out onto the garden.

FIRST FLOOR MEZZANINE LEVEL

BEDROOM FOUR 9'9" x 6'11" excl walk-through area (2.98 x 2.13 excl walk-through area)

Shelving. Double-glazed bay window to the rear elevation.

BATHROOM 9'2" x 5'3" (2.81 x 1.62)

White suite comprising a bath with mixer tap and spray attachment and folding shower screen door, low level toilet and a sink unit with a mixer tap and storage beneath. Towel rail/radiator. Obscured double-glazed window to the side elevation.

MAIN LANDING

Stairs rising to bedroom three.

BEDROOM TWO 13'5" x 9'10" (4.11 x 3)

Double-glazed window to the rear elevation.

BEDROOM ONE 13'3" to wardrobe face x 15'7" into bay (4.06 to wardrobe face x 4.75 into bay)

Double-glazed bay window to the front elevation with an additional double-glazed window adjacent. A range of full-length wardrobes and storage along one wall. Doorway leading to an ensuite facility.

ENSUITE FACILITY 7'3" x 3'10" (2.23 x 1.18)

Sink unit with cupboard beneath and low level toilet. Please note that the shower in situ does not drain well and is not to be used. Built-in extractor. Tiled floor.

BEDROOM THREE 10'7" x 12'2" (taken at a height of 4'11") (3.25 x 3.72 (taken at a height of 1.5))

Sloping ceilings to front and rear elevations. 2 Velux-style windows set within the rear elevation. Built-in eaves storage cupboard space. Free-standing cupboard for the use of the tenant.

OUTSIDE

At the front there is a small low walled enclosed garden area with artificial grass and low growing hedge. At the rear there is a walled and fenced enclosed level garden which has been mainly laid to patio and artificial grass with adjacent planted borders. There is also a stone-built barbecue.

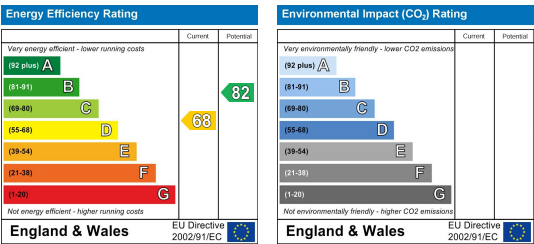
Area Map



Floor Plans



Energy Efficiency Graph



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