



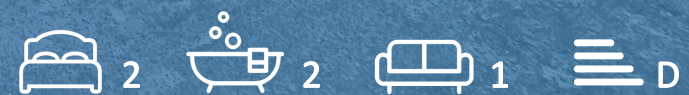
Town • Country • Coast



Trevithick Road

Plymouth

Price Guide £210,000



## Trevithick Road

Plymouth

Located on the edge of St Budeaux, is this spacious two bedroom, semi-detached property. The property is located a short walk from Marine Academy Plymouth and benefits from easy access to the A38.

You enter the property into a spacious porch. Leading off of the porch is a downstairs wet room equipped with shower, WC and basin. The living room is generous and benefits from a multi fuel wood burner which is perfect for those chilly winter evenings. As you return to the entrance hallway, the kitchen is located on the right hand side. The kitchen is well arranged with a range of wall and base level units as well as a mid height oven. There is also a door leading to the garden area where a patio could be laid allowing for al fresco dining during those warm summer evenings.

Upstairs there are two large double bedrooms and a family bathroom. The family bathroom benefits from a three piece suite with shower over the bath. Both bedrooms benefit from scenic views over the rooftops towards the Tamar Estuary. The second bedroom also has built in storage, reducing the need for bedroom furniture. The master bedroom is dual aspect, inviting plenty of natural light into the room. There is also ample space for bedroom furniture and storage. Also due to the size of the bedrooms there is potential to make the property three bedrooms STP (Subject To Planning).

The property benefits from a mature front garden and driveway. There is also access down the side of the property to the back of the property. The rear garden is a good size and has a lot of potential for landscaping. There is also a large Koi pond in the rear garden.





#### Living / Dining Room

16'09 x 9'11 (5.11m x 3.02m)

#### Kitchen

10'06 x 10'04 (3.20m x 3.15m)

#### Downstairs WC

6'06 x 4'09 (1.98m x 1.45m)

#### Bedroom One

16'09 x 9'11 (5.11m x 3.02m)

#### Bedroom Two

10'05 x 8'08 (3.18m x 2.64m)

#### Bathroom

5'02 x 4'08 (1.57m x 1.42m)

#### EPC

66/D

#### Tenure

Freehold

#### Services

Mains electricity, gas, drainage and water (metered).

#### Council Tax Band

A

#### Situation

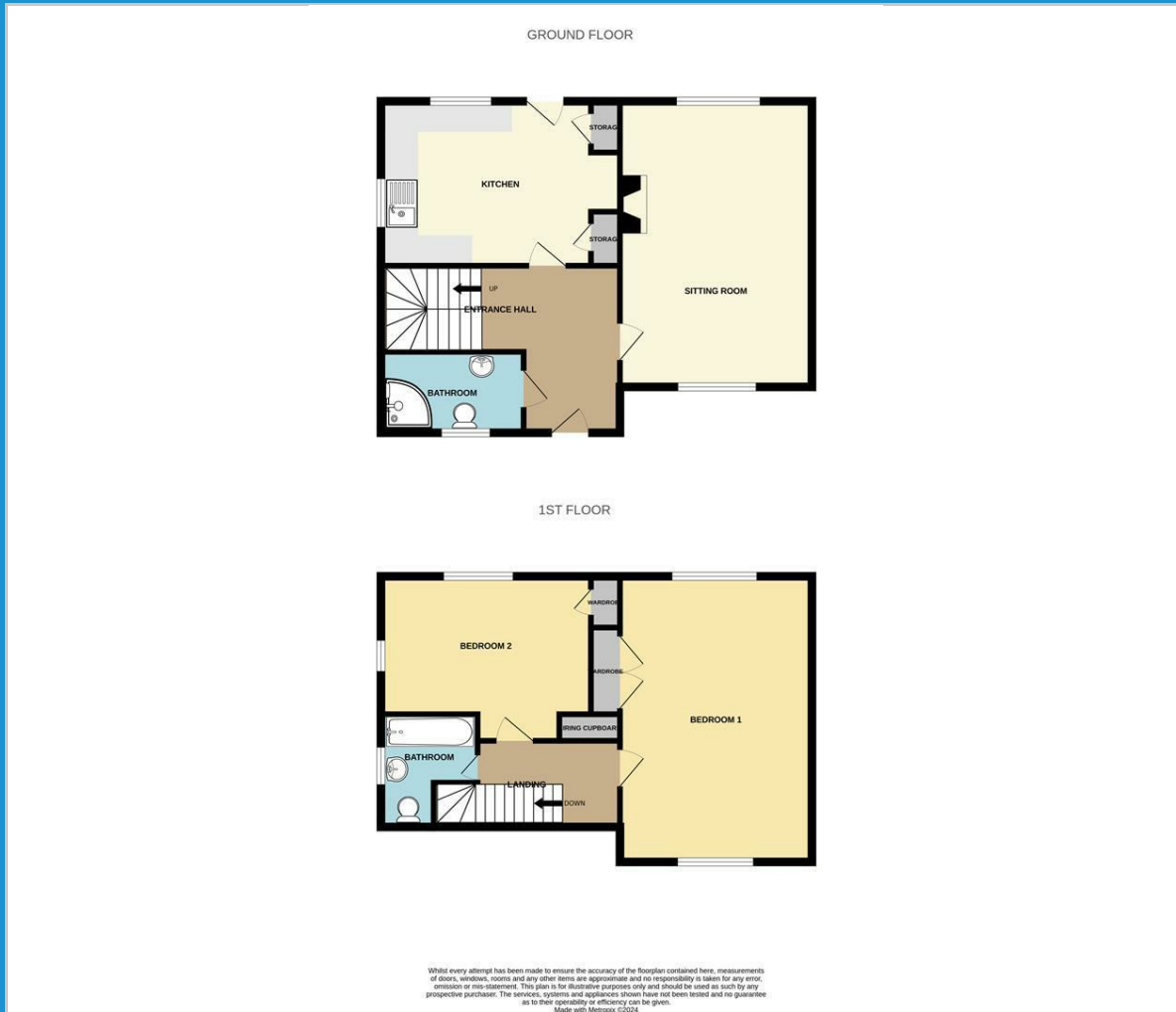
For those that commute, this property offers easy access to Cornwall, the A38 and Plymouth's city centre. It is within close proximity to regular bus routes, local amenities and reputable schools. The property has very easy access to local amenities and is very well connected by public transport.

#### Directions

Travelling from Tavistock follow the A386 to Plymouth. Travel on the A386 through Roborough towards the city centre. At the Manadon Roundabout take the fourth exit onto the A38 towards Saltash. Leave the A38 at the exit signposted St Budeux Ernesettle and take the first exit at the roundabout onto Roman Way. follow Roman Way onto Trevithick Road. You will pass Marine Academy Plymouth on your left hand side and the property will be located on your right.



## Floor Plan



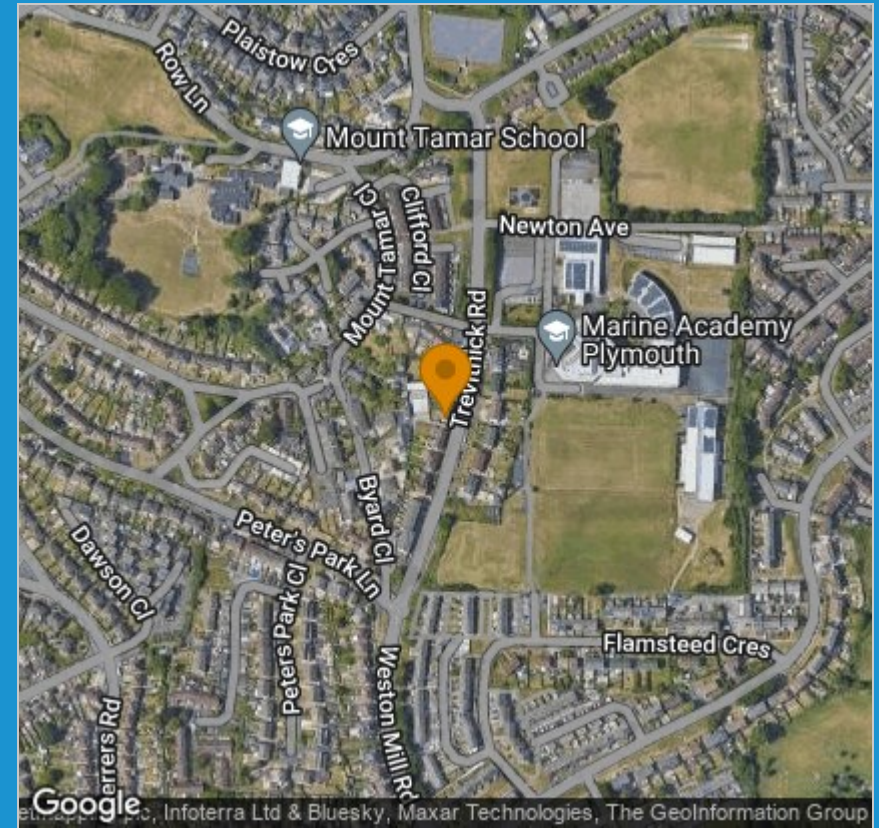
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

