

FOR SALE



Wolseley Road, St Budeaux
Asking Price Of £230,000


MARTIN & CO



Wolseley Road, St Budeaux

4 Bedrooms, 2 Bathroom

Asking Price Of £230,000

- FOUR BEDROOMS
- STUDY AREA
- THREE RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY ROOM

SUMMARY A Victorian terrace house, offering a blend of classic elegance and functionality. Situated in a popular area, this four-bedroom home is a rare find, boasting versatile living spaces, gas central heating, double glazing, off road parking to the rear and being offered to the market chain-free.

LOCATION St Budeaux, a vibrant area nestled in the north-west of Plymouth, offers a unique blend of history and modern living. Once a quaint village, it has evolved into a thriving community with a strong sense of identity.

St Budeaux boasts a rich history, evident in its charming streets and historic buildings. The area's past is closely intertwined with Plymouth's naval heritage, and you can still catch glimpses of this in the local architecture. Agaton Fort, a striking 19th-century fortification, stands as a reminder of the area's defensive role.

Today, St Budeaux is a diverse and welcoming community. It offers a convenient location, with good transport links to the city centre and beyond. Residents enjoy a mix of housing options, from traditional terraced houses to modern developments. Local amenities include schools, shops, and parks, making it a desirable place to live for families and young professionals alike.



St Budeaux has a strong sense of community, with a range of local groups and events bringing people together. The area is known for its friendly atmosphere and welcoming residents.

St Budeaux is undergoing exciting changes, with ongoing development projects aimed at improving the area's infrastructure and facilities. The St Budeaux Interchange scheme, for example, will enhance transport links and create a more sustainable community.

DESCRIPTION Welcome to this enchanting period-style terraced house, where classic elegance seamlessly blends with contemporary comfort. Nestled within a sought-after neighborhood, this four-bedroom home presents a rare opportunity to acquire a versatile living space brimming with modern amenities, all while enjoying the convenience of a chain-free sale. As you step into the property, you are greeted by a spacious and inviting hallway adorned with high ceilings and original features that exude character and

charm. The ground floor unfolds to reveal an abundance of living space, creating an ideal environment for both family life and entertaining guests.

Three generously proportioned reception rooms offer unparalleled flexibility to suit your lifestyle. The first reception room with large windows, sets the stage for formal gatherings or serves as a cozy lounge to unwind in. The second reception room, thoughtfully equipped with a shower room, presents a versatile space perfect for accommodating elderly relatives, teenagers, or guests in comfort and privacy. The third reception room invites customization, whether you envision a dedicated dining area, a family room for relaxation, or a productive home office.

The heart of the home lies in the modern kitchen, a culinary haven boasting sleek cabinetry, all necessary appliances, and ample workspace to inspire culinary creativity. A separate utility room gives additional space and convenience for storage and laundry. Upstairs, four generously sized bedrooms await, each imbued with its own unique character, high ceilings,



and an abundance of natural light. An additional study area on this floor offers a dedicated space for remote work, academic pursuits, or indulging in hobbies. The well-appointed family bathroom exudes style and comfort, creating a luxurious retreat.

Externally, the property boasts the coveted advantage of off-road parking, a highly desirable feature in this sought-after area. The rear garden unfolds to reveal a delightful patio, including room for growing plants and a line for drying laundry.

This period-style gem harmoniously combines traditional charm with modern conveniences, catering to the diverse needs of growing families or those seeking to downsize without compromising on space or style.

Offered to the market chain-free, this exceptional property is ready to embrace its next chapter. Energy is supplied by a combi boiler with gas fired central heating throughout. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and immerse yourself in the character and

comfort that this property has to offer.

VIEWINGS Interested applicants should contact Martin & Co today on 01752 255255 in order to arrange their viewing appointment.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We

routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.







Approximate total area[®]
1374.66 ft²
127.71 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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