

**Offers Over £180,000**



**31 SHELLEY WAY, ST BUDEAUX, PLYMOUTH, PL5 1QE**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Thought to have been constructed in the 1950's, this end of terraced house, stands on a sizeable plot including front, side and a large rear garden. The house has on street parking and offers ease of access to local amenities and the A 38 link road to Devon & Cornwall. St Budeaux is a large, wide-ranging suburb that has strong, local community feel, and Shelley Way is centrally located within a popular part of the district. The house is in fair condition, boasting relatively modern second fittings, such as the kitchen with a fitted oven and hob and the shower room (formerly a family bathroom) with a crisp, white suite. Other benefits include GCH powered by a modern gas combination boiler and PVCu double glazed windows and PVCu rainwater goods. The accommodation briefly comprises of entrance hall, large sitting room, sociable, open-plan kitchen-diner, three good sized bedrooms and a shower room.

This property is being offered to the market with no onward chain.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

## ST BUDEAUX

The name St Budeaux comes from Saint Budoc, the Bishop of Dol (Brittany). Around 480, Budoc is said to have founded a settlement and built a small church. The church eventually gave way to a permanent stone one, dedicated to Saint Budoc, which was erected shortly before the Norman conquest of England.

The village is documented in William the Conqueror's Domesday Book of 1086. The modern name, St Budeaux, is itself a Frenchified "elegant" form. St Budeaux became a separate parish in 1482 by the decision of the Bishop of Exeter. During the early Tudor period demand grew for a larger church, which was completed in 1563. The church was described in 1804 as "a simple edifice, and, though devoid of architectural embellishment, possesses much picturesque beauty." On 4 July 1569, Sir Francis Drake married local woman Mary Newman (Lady Drake was buried there in 1582).

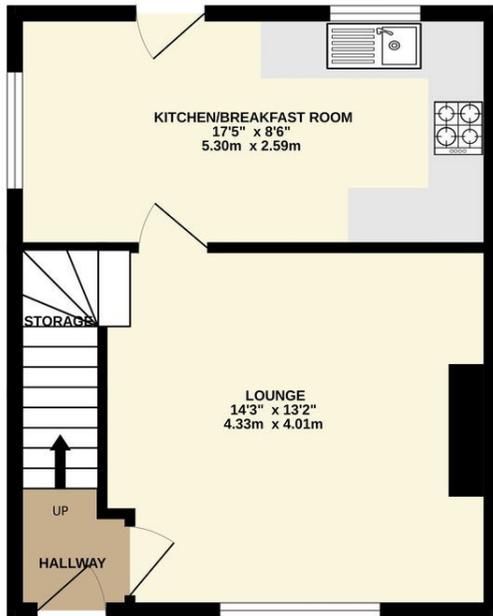
Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges.

While the official boundaries of the ward itself cover approximately 5 square kilometers, St Budeaux is often considered to include the neighbouring wards of Weston Mill, Barne Barton and Kings Tamerton. Property in the area varies in age, with examples from the Victorian/Edwardian period, right up to examples from the 1990's. The A38 Devon Expressway, to the north of the suburb, delivers easy access, in and out of the City of Plymouth

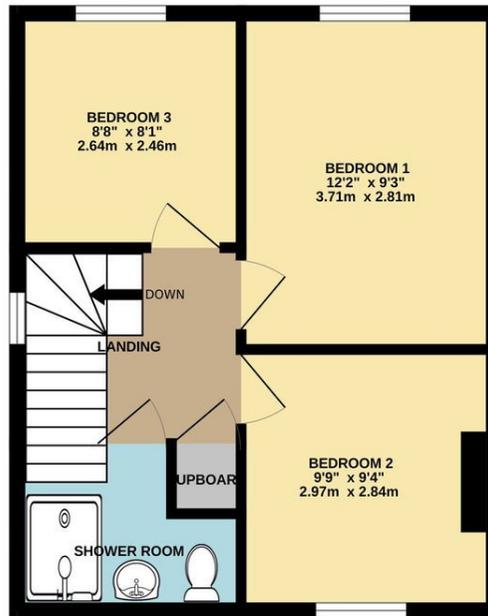


# FLOOR PLAN

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

