

Guide Price £320,000



7 NEWMAN ROAD, HIGHER ST BUDEAUX, PLYMOUTH PL5 2DX

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Quietly tucked away in the residential street whilst offering fabulous ease of access onto The A38, you shall find this significantly extended 1950's built, end terraced house. Positioned on a level plot, offering both sizeable front and rear gardens, a private drive, a large integral garage/gym/utility room and outdoor storage, the house boasts PVCu fascia's, soffits and rainwater goods, has PVCu double glazed windows and doors. Low maintenance exteriors and a recovered roof.

Internally, the home is beautifully presented throughout, whilst "showing off", splendid floor coverings. Fabulous sanitaryware is on display in the Master En-Suite, the family bathroom and the brand-new downstairs cloakroom, whilst the oak effect, contemporary style fitted kitchen incorporates a fitted dishwasher, a fitted fridge and a fitted fridge-freezer, whilst space is in Situ. For a "range style cooker". Bedroom Two boasts contemporary, fitted wardrobes, the lounge features on a deep, bay window, whilst the dining room, enjoys French doors that open onto the back garden. The home is warmed by gas central heating.

The house briefly comprises of a spacious reception hallway, cloakroom, sitting room, fitted kitchen, dining room, integral garage/utility area, landing, master bedroom suite featuring an en-suite shower room, three further bedrooms and a family bathroom. Lawson Estate Agents are proud to be marketing this fine home and strongly advise your internal inspection, to avoid disappointment!

UTILITIES

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



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, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

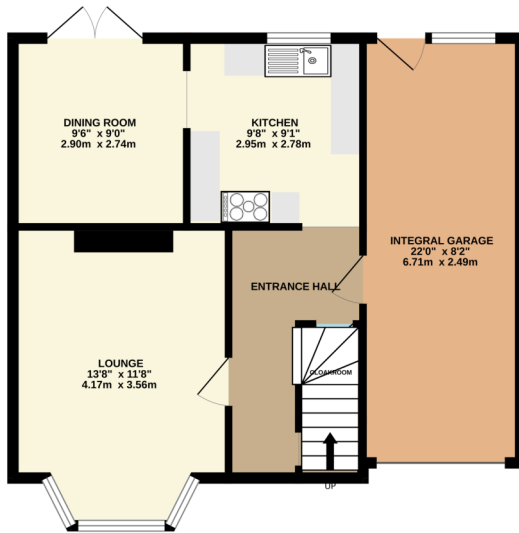
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is £1722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

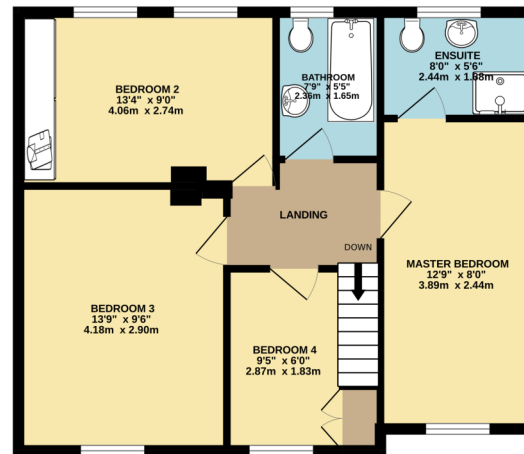
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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or 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.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

