



Asking Price £210,000

Nestled in the popular residential area of Higher St Budeaux, this immaculately presented two-bedroom mid-terrace home on Ernesettle Road offers stylish, low-maintenance living perfect for first-time buyers, downsizers, or savvy investors. The ground floor welcomes you into a bright entrance hall leading through to a generous bay-fronted lounge featuring a beautiful wood burner—creating a warm and cosy focal point. Flowing through from the lounge is a separate dining room, ideal for entertaining or family meals, which connects directly to the sleek modern kitchen. Thoughtfully extended, the property also includes a practical utility room and a convenient downstairs WC, enhancing the home's usability and layout. Upstairs, two generously sized double bedrooms offer excellent proportions and natural light, serviced by a contemporary bathroom with a bath and shower over. The entire home has been maintained and decorated to a high standard, with quality fittings and a neutral, modern aesthetic throughout.

Ernesettle Road, Ernesettle, PL5 2EZ

Area

Higher St Budeaux is a well-established and highly convenient residential area situated to the northwest of Plymouth, favoured by families, first-time buyers, and commuters alike. With a strong sense of community, the area offers an array of local amenities including shops, cafes, pharmacies, and schools all within easy reach.

Transport connections are a particular highlight, with regular bus services and nearby access to the A38 Devon Expressway making travel into Plymouth City Centre, Cornwall, and surrounding areas straightforward. For those who prefer outdoor activities, the area offers proximity to the River Tamar, Ernesettle Creek, and a number of green open spaces ideal for dog walking and leisure.

With affordability, practical amenities, and solid connectivity, Ernesettle Road and the surrounding streets of Higher St Budeaux continue to attract those seeking comfort, convenience, and excellent value.

Accommodation Comprises

Lounge

13' 1" x 10' 6" (4.0m x 3.2m)

A spacious bay-fronted living room filled with natural light, complete with a charming wood burner set into a feature fireplace—perfect for cosy evenings. A warm and inviting space ideal for relaxing or hosting guests.

Dining Room

14' 1" x 11' 2" (4.3m x 3.4m)

A generous separate dining area, ideal for family meals or entertaining. Neutrally decorated and conveniently positioned between the lounge and kitchen, offering a natural flow through the home.

Kitchen

14' 5" x 5' 11" (4.4m x 1.8m) plus alcove

A modern galley-style kitchen with ample cabinetry, integrated cooking facilities, and direct access to the utility area. Functional and well laid out for efficient use of space.

Utility Room

9' 2" x 6' 7" (2.8m x 2.0m) plus alcove

A highly practical space for laundry and storage with space for white goods. Includes access to the rear garden and downstairs WC, enhancing daily convenience.

Downstairs WC

Compact cloakroom with toilet and wash basin—ideal for guests and family use.

Bedroom One (Front)

14' 1" x 11' 2" (4.3m x 3.4m)

A large double bedroom with ample space for wardrobes and furnishings, situated at the front of the property with a bright outlook and calming décor.

Bedroom Two (Rear)

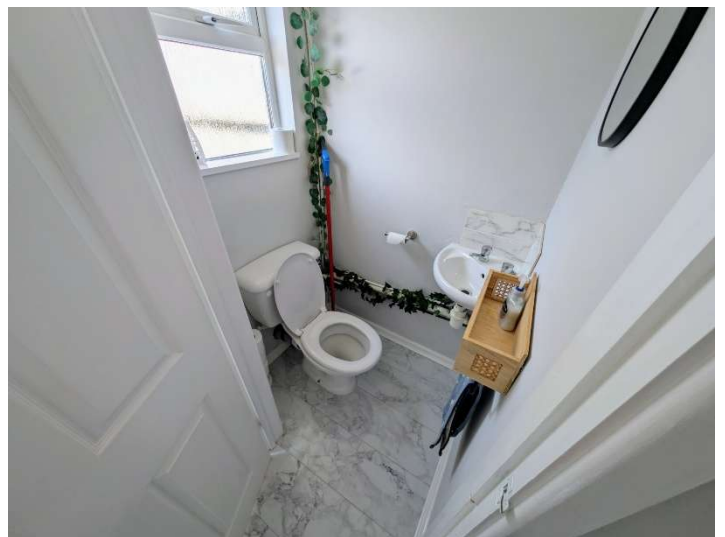
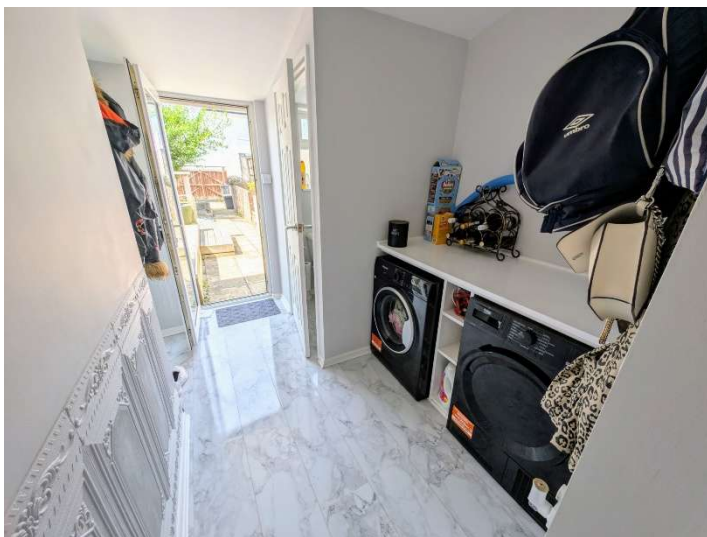
10' 10" x 8' 10" (3.3m x 2.7m)

A comfortable double bedroom overlooking the rear garden, ideal as a guest room, child's bedroom, or home office.

Bathroom

Contemporary and well-appointed, the bathroom includes a full-size bath with overhead shower, modern tiling, WC, and wash basin.

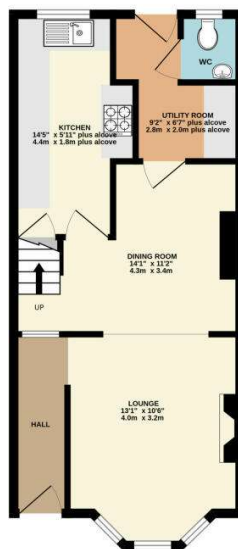
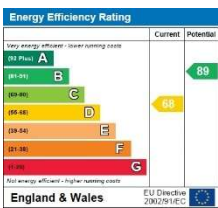






GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

FIRST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

