

property details **approval form**

271 St. Levan Road, Plymouth, Devon, England, PL2 1JP

Date: 15 July 2026

Property Ref and Version: SBX107013 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 630 Wolseley Road, St Budeaux, PLYMOUTH, Devon, PL5 1TE

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>> **price**

£190,000

Tenure: Freehold

>> **key features**

- > FOUR BEDROOM PERIOD PROPERTY
- > TWO RECEPTION ROOMS
- > KITCHEN WITH SEPARATE UTILITY
- > IN NEED OF MODERNISATION
- > NO CHAIN
- > POPULAR RESIDENTIAL LOCATION
- > EPC Rating: C

>> **short description**

In need of modernisation throughout, this four bedroom period property presents an excellent opportunity to create a fantastic family home or investment in a popular residential location close to local amenities and transport links.

****£190,000****

>> **long description**

Situated on the sought-after St Levans Road in Plymouth, this spacious four-bedroom period property offers fantastic potential for those looking to create a beautiful family home and comes to the market with no chain.

Retaining much of its original character, the accommodation is generously proportioned and arranged over two floors. The ground floor comprises two well-sized reception rooms, ideal for both formal entertaining and everyday family living. To the rear of the property is a fitted kitchen, which leads through to a separate utility room, providing additional storage and practical workspace.

Upstairs, the property offers four bedrooms, all of good size, along with a shower room.

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While the property is in need of modernisation throughout, it presents an excellent opportunity for buyers to update and personalise to their own taste, adding significant value in a popular residential location.

Conveniently positioned close to local amenities, schools and transport links, this period home combines space, character and potential in equal measure.

>> **directions**

>> **Agent Note**

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>> room description

Hallway

Stairs to 1st floor, storage cupboard, radiator.

Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

Double glazed window to the front, radiator, built in storage unit.

Dining Room

14' 5" x 11' 4" (4.39m x 3.45m)

Double glazed window to the rear, radiator.

Kitchen

20' x 9' 8" (6.10m x 2.95m)

Double glazed window to the side, rear door to the court yard, wall and base units with roll top work surface, stainless steel sink drainer, space for cooker, radiator.

Utility

6' 9" x 5' 5" (2.06m x 1.65m)

Single glazed window to the rear, wall mounted boiler, space for fridge freezer, space and plumbing for washing machine.

Downstairs Wc

Obscure glazed window to the rear, low level WC, storage cupboard.

Landing

Storage cupboard, loft access.

Bedroom 1

18' 1" x 10' 4" (5.51m x 3.15m)

Double glazed window to the side, double glazed door to the rear, radiator, built in wardrobes, storage cupboard.

Bedroom 2

14' 8" x 10' 1" (4.47m x 3.07m)

Double glazed window to the front, radiator.

Bedroom 3

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window to the rear, radiator.

Bedroom 4

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to the front, radiator.

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>> **room description**

Shower Room

Obscure double glazed window to the side, corner shower cubicle, with wall mounted mixer shower, low level wc, vanity sink.

Garden

Enclosed garden courtyard with raised plant beds and storage shed.

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>> **room description**

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>> **property images**



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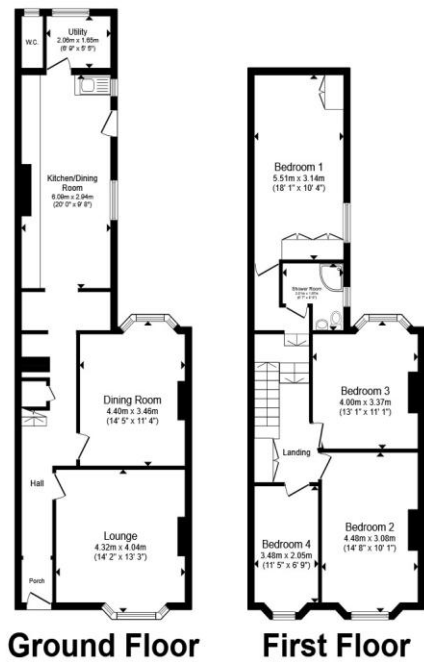
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>> floor plan



Total floor area 135.2 m² (1,456 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Eadie Soper		
Sheri Storey		
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