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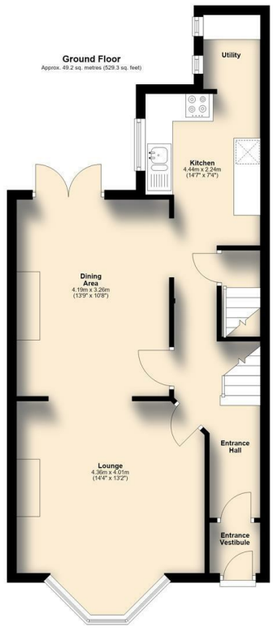
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference: 19811854

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can mot be held responsible for inferences that may be drawn from these

PLYMOUTH HOMES ESTATE AGENTS









- CENTRALLY LOCATED
- THREE BEDROOMS
- TWO RECEPTIONS
- FAMILY/GAMES ROOM
- STUNNING BATHROOM
- MODERN KITCHEN
- BAR AREA
- ENERGY RATING: TBC

45 South View Terrace, St Judes, Plymouth, PL4 9DH

We feel you may buy this property because....

Of the beautifully presented and spacious accommodation on offer.

Offers In Excess Of

£250,000

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.









Introducing

This beautifully presented and versatile period home is located within a popular, central location close to nearby parkland. Internally the accommodation boasts: lounge, dining area, kitchen, utility, three bedrooms and a stunning four-piece bathroom suite. On the lower ground floor is a spacious family/games room which also incorporates a bar area. Plymouth Homes highly recommended an early viewing to fully appreciate the space and presentation on offer within this deceptive property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC part glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With decorative dado rail and wall mouldings, decorative coving to ceiling, half glazed door opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring, dado rail and picture rails, stairs rising to the first-floor landing, open plan to the kitchen and doors to the lounge and dining area.

LOUNGE
14'3" x 13'1"
With double glazed bay window to the front, decorative feature fireplace, radiator, wooden flooring, wall lights, coving to ceiling with ceiling rose, open plan into the dining area.

DINING AREA
13'8" x 10'8"
With decorative recessed chimney breast, radiator, wooden flooring, coving to ceiling with ceiling rose, uPVC glazed double doors opening to the rear, open plan into the kitchen.

KITCHEN
14'6" x 7'4"
Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, fitted electric double oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the side, tiled flooring, recessed ceiling spotlights, open plan to the utility, door and stairs descending to the lower ground floor.

UTILITY
Fitted base unit, space for washing machine and tumble dryer, two obscure uPVC windows to the side, flagstone floor, recessed ceiling spotlight.

FIRST FLOOR

LANDING
With built in storage cupboard, dado rail and picture rails.

BEDROOM 1
11'10" x 11'2"
With double glazed window to the front, radiator, coving to ceiling, recessed ceiling spotlights.

BEDROOM 2
With double glazed window to the rear, built in wardrobe, radiator, picture rail, access to the loft space.

BEDROOM 3
8'9" x 5'6"
With double glazed window to the front, radiator, built in storage cupboard.

BATHROOM
11'10" x 7'4" max
A stunning bathroom with a partially vaulted ceiling, fitted with four piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, walk in double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted cabinet, obscure double glazed windows to the side and rear, tiled flooring, two Velux skylight windows to the rear.

LOWER GROUND FLOOR

From the ground floor kitchen, an understairs door and stairs descend to the lower ground floor into the hall.

HALL
With wooden flooring, understairs storage recess, open plan to the bar, door into the family/games room.

FAMILY/GAMES ROOM
25'5" max x 15'8" max
A large, versatile room currently used as a family/games room with a bar. With two radiators, wooden flooring, recessed ceiling spotlights, built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, uPVC glazed door opening to the front, bar area.

BAR
6'11" x 5'10"
With built in bar area and built in storage cupboard.

OUTSIDE

FRONT
The front is approached via steps rising to the main entrance and a side gate opening to a paved garden area with door accessing the lower ground floor into the family/games room.

REAR
The rear opens to a walled and paved courtyard measuring 4.39m (14’4’’) max at longest x 3.39m (11’1’’) max at widest, with a gate giving rear access to the service lane.

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

