

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

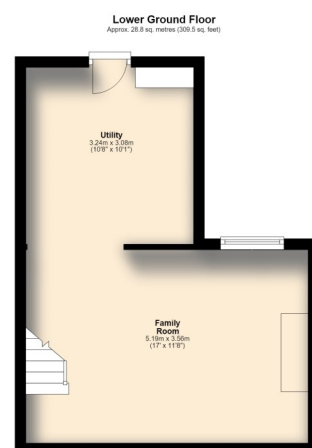
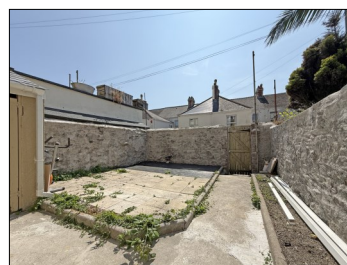
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**24/G/26 6027**



## 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. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its 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 not be held responsible for inferences that may be drawn from these.

# PLYMOUTH HOMES

ESTATE AGENTS

**Draft Details – Not Approved & Subject To Change**



**CENTRAL LOCATION**  
**THREE STOREY HOME**  
**THREE BEDROOMS**  
**THREE RECEPTIONS**  
**MODERN KITCHEN**  
**MODERN BATHROOM**  
**NO ONWARD CHAIN**

**60 Neath Road, St Judes,  
Plymouth, PL4 8TG**

*We feel you may buy this property because...*  
'Of the popular central location and versatile, spacious accommodation on offer.'

**£310,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
On Street Parking

**Outside Space**  
Walled Courtyard

**Council Tax Band**  
B

**Council Tax Cost 2026/2027**  
Full Cost: £1,899.22  
Single Person: £1,424.42

**Stamp Duty Liability**  
First Time Buyer: £500  
Main Residence: £5,500  
Home or Investment  
Property: £21,000

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

Title Plan Guideline



Introducing...

Located within a popular, central location. This deceptively spacious, period home enjoys accommodation over three floors and is offered for sale with no onward chain. Internally the property comprises bay fronted lounge, dining area, a refitted modern kitchen, a further reception room on the lower ground floor, three good sized bedrooms, a modern refitted bathroom suite, separate wc and utility area. Further benefits include double glazing, central heating and externally there is a southerly facing walled garden area. Plymouth Homes advise an early viewing to appreciate this well presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE VESTIBULE

With tiled flooring, dado rail, decorative coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing, understairs door and stairs descending to the lower ground floor.

LOUNGE

4.76m (15'7") x 4.01m (13'2")

With double glazed bay window to the front, radiator, wood effect laminate flooring, coving to ceiling with ceiling rose, open plan into the dining room.

DINING AREA

3.90m (12'10") x 3.47m (11'5")

With double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, door into the hallway.

KITCHEN

3.32m (10'11") x 3.27m (10'9")

Re-fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, integrated dishwasher, space for fridge, fitted electric oven and four ring gas hob, cooker hood, double glazed window to the



rear, radiator, wood effect laminate flooring, recessed ceiling spotlights. (please note that parts of the kitchen still have the blue/clear protective coverings on which can be seen in the pictures)

FIRST FLOOR

LANDING

With access to the loft space, double glazed window to the rear.

BEDROOM 1

4.78m (15'8") x 3.66m (12')

With double glazed bay window to the front, radiator.

BEDROOM 2

3.90m (12'10") x 3.47m (11'5")

With double glazed window to the rear, radiator, wood effect laminate flooring.

BEDROOM 3

3.39m (11'1") max x 3.30m (10'10") max

With double glazed bay window to the rear, wood effect laminate flooring, access to the loft space.

WC

With obscure double-glazed window to the side and fitted with a low-level WC, radiator, wood effect laminate flooring.

BATHROOM

2.81m (9'3") x 1.73m (5'8")

Recently refitted with a three-piece white suite comprising panelled bath with hand shower attachment off the mixer tap, shower screen, vanity



wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror, obscure double-glazed window to the front, tiled flooring.

LOWER GROUND FLOOR

From the entrance hall an understairs doors and stairs descend to the lower ground floor.

FAMILY ROOM

5.19m (17') x 3.56m (11'8")

A versatile reception room ideally suited for a family/ games room, home gym, or office/workspace, with double glazed window to the rear, radiator, open plan into the utility.

UTILITY

3.24m (10'8") x 3.08m (10'1")

With wood effect laminate flooring, wall mounted boiler serving the heating system and domestic hot water, uPVC half glazed door opening to the rear.

OUTSIDE:

REAR

The rear opens to a southerly facing, L shaped walled courtyard measuring 5.37m (17'7") in width x 9.53m (31'3") at longest. With paved patio, flower borders and a gate giving rear access to an outside wc and a gate to the rear service lane.

