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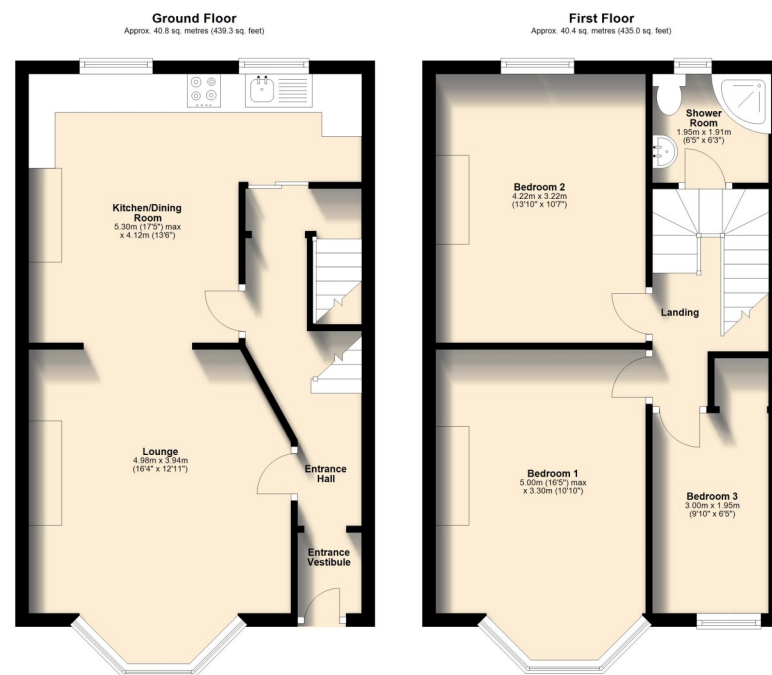
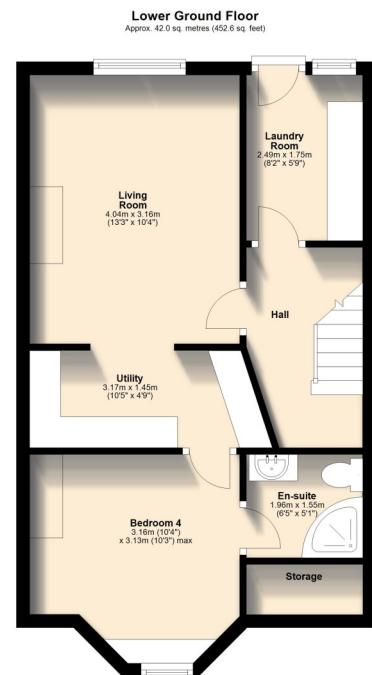
www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
01/D/26 5918

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**118 South View Terrace, St Judes,
Plymouth, PL4 9DJ**

**THREE STOREY HOME
FOUR BEDROOMS
THREE RECEPTIONS
EN-SUITE SHOWER
SOUTH FACING REAR
DOUBLE GLAZING
NO ONWARD CHAIN**

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

£250,000

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		72
(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	

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Southerly Walled Courtyard

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

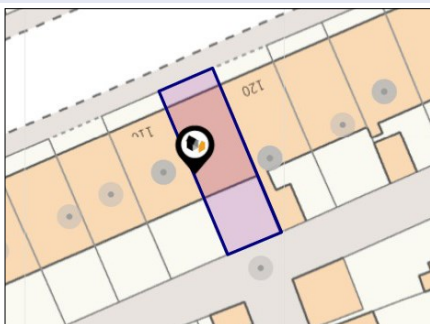
First Time Buyer: Nil

Main Residence: £2,500

Home or Investment

Property: £15,000

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 residential location, this deceptively spacious, well-presented and versatile home enjoys accommodation over three floors. Internally the accommodation offers lounge, separate living room that could make an ideal home office/workspace, kitchen/dining room, four bedrooms, ensuite, bathroom, utility and laundry room. Further benefits include double glazing, central heating and externally there is an enclosed walled courtyard. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the accommodation and location on offer.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via a hard wood door into the entrance vestibule.

ENTRANCE VESTIBULE

With decorative dado rail with tiled inlay, coving to ceiling, open plan doorway into the entrance hall.

ENTRANCE HALL**4.32m (14'2") x 0.96m (3'2")**

With radiator, coving to ceiling, stairs rising to the first-floor landing, stairs descending to the lower ground floor, doors into the lounge and kitchen/dining room.

LOUNGE**4.98m (16'4") x 3.94m (12'11")**

With double glazed bay window to the front, radiator, decorative coving to ceiling with ceiling rose, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM**5.30m (17'5") max x 4.12m (13'6")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for fridge/freezer, fitted electric oven and four ring electric hob with stainless steel cooker hood above, two double glazed windows to the rear, radiator, coving to ceiling, door opening to the entrance hall.

**FIRST FLOOR****LANDING**

With coving to ceiling.

BEDROOM 1**5.00m (16'5") max x 3.30m (10'10")**

With double glazed bay window to the front, radiator, coving to ceiling with ceiling rose.

BEDROOM 2**4.22m (13'10") x 3.22m (10'7")**

With full height double glazed window to the rear enjoying the open outlook, radiator.

BEDROOM 3**3.00m (9'10") x 1.95m (6'5")**

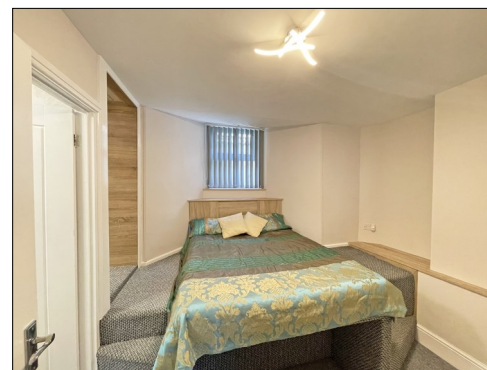
With double glazed window to the front, radiator.

SHOWER ROOM**1.95m (6'5") x 1.91m (6'3")**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage under, low-level WC, tiled splashbacks, double glazed window to the rear, radiator, access to the loft space.

LOWER GROUND FLOOR**HALL****LIVING ROOM****4.04m (13'3") x 3.16m (10'4")**

A versatile room that could make a separate living room or home office/workspace, with double glazed window to the rear, radiator, open plan into the utility.

**UTILITY****3.17m (10'5") x 1.45m (4'9")**

Fitted with a range of base units with worktop space over, door into bedroom 4.

BEDROOM 4**3.16m (10'4") x 3.13m (10'3") max**With double glazed window to the front, radiator, raised bed area, walk in wardrobe/storage measuring **1.75m (5'9") x 0.75m (2'5")**, door into the en-suite.**EN-SUITE****1.96m (6'5") x 1.55m (5'1")**

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, tiled flooring.

LAUNDRY ROOM**2.49m (8'2") x 1.75m (5'9")**

Fitted worktops with spaces for washing machine and tumble dryer below, double glazed window to the rear, wall mounted combination boiler serving the heating system and domestic hot water, uPVC glazed door opening to the rear.

OUTSIDE:**FRONT**

A small courtyard area with steps to the main entrance.

REARThe rear opens to a southerly facing, walled courtyard measuring **5.88m (19'3") x 5.21m (17')** with gravel and courtyard areas and a gate giving rear access.