

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
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PL6 5AQ

(01752) 772846

Email Us

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Website

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/F/26 6003

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



CENTRALLY LOCATED

WELL PRESENTED

TWO BEDROOMS

LIVING ROOM

SEPARATE DINING ROOM

MODERN BATHROOM

SOUTH FACING COURTYARD

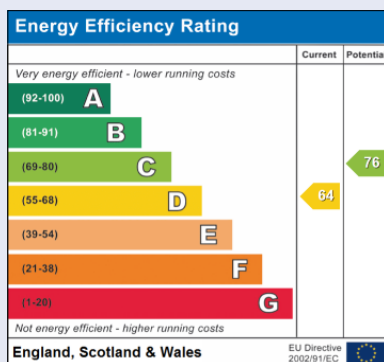
**144 Grenville Road, St Judes,
Plymouth, PL4 9QB**

We feel you may buy this property because...

'Of the well presented accommodation on offer and its convenient and central location.'

£200,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Permit Parking

Outside Space
South Facing Courtyard

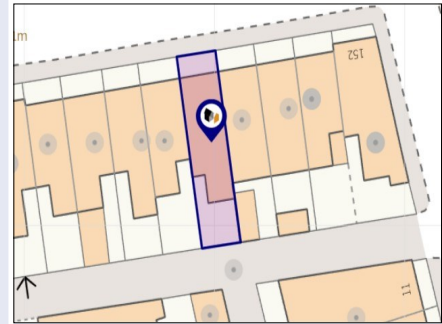
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

Plymouth Homes are delighted to present to the market this most well presented period property which is located within the central location of St Judes. Internally, the accommodation comprises living room, dining room, kitchen, bathroom and two double bedrooms. Further benefits include double glazing and gas central heating. Externally, there is a charming and enclosed south facing garden. An internal inspection can be highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A wooden entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With part panelled walls, coving to ceiling, door proving access to the entrance hall.

ENTRANCE HALL

With radiator, dado rail, stairs rising to the first floor landing, under stairs cupboard.

LIVING ROOM

4.71m (15'5") x 3.48m (11'5")

A lovely sized reception room with double glazed bay window to the front, feature fireplace, ceiling rose, radiator, coving to ceiling, open plan into the dining room.

DINING ROOM

3.82m (12'6") x 2.80m (9'2")

A further good sized reception room with double glazed window to the rear, radiator.

KITCHEN

3.19m (10'6") max x 2.63m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge and freezer, plumbing for washing machine, fitted electric oven and four ring gas hob with cooker hood above, radiator, recessed ceiling spotlights, patio doors proving access to rear garden.

BATHROOM

2.45m (8'1") x 2.16m (7'1") max

Fitted with a three-piece suite comprising panelled bath with shower above, vanity wash hand basin with cupboard storage below, low level WC, towel rail, obscure double-glazed window to the rear, built-in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



FIRST FLOOR

LANDING

With double glazed window to the rear, access to the loft space, built in storage cupboard.

BEDROOM 1

4.50m (14'9") x 3.84m (12'7")

A lovely sized double bedroom with two double glazed windows to the front, radiator, coving to ceiling.

BEDROOM 2

3.82m (12'6") x 2.57m (8'5")

A further double sized bedroom with double glazed window to the rear, two built in storage cupboards, radiator.

OUTSIDE:

FRONT

The property is approached by steps leading to the front door.

REAR

The rear opens to an enclosed south facing rear courtyard measuring **4.57m (15'03) in width x 6.70m 22'10 max in length** with a decked seating area and gate providing access to rear service lane.

