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Opening Hours

Monday - Friday

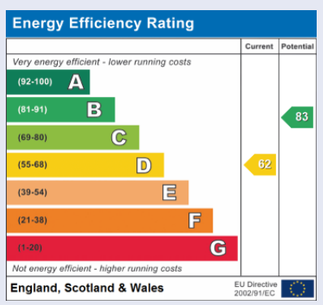
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 24/H/26 6045



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. 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

DECEPTIVELY SPACIOUS

THREE BEDROOMS

BAY FRONTED LOUNGE

KITCHEN/DINING ROOM

DOWNSTAIRS WC

CENTRAL HEATING

32 Desborough Road, St Judes, Plymouth, PL4 9PL

We feel you may buy this property because…

'Of the convenient central location and deceptive accommodation on offer.'

Offers In Excess

£230,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
On Street Resident Permit

Outside Space
Small 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: £2,100
Home or Investment Property: £13,600

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 central residential location, this spacious period home retains a number of period features and lies close to transport links in and out of the city. Internally the accommodation offers, entrance vestibule, large entrance hallway, bay fronted lounge with feature open fireplace, kitchen/dining room, utility area, downstairs wc, large landing, three bedrooms and a bathroom. Plymouth Homes advise an early viewing to fully appreciate this perfect first time of family home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a hardwood entrance door with window above opening into the entrance vestibule.

ENTRANCE VESTIBULE
With tiled flooring, dado rail, decorative ceiling rose, part glazed door opening into the entrance hall.

ENTRANCE HALL
With radiator, picture rail, decorative corbels and coving to ceiling, stairs rising to the first-floor landing with decorative newel post and under-stairs storage cupboard.

LOUNGE
5.00m (16'5") max x 4.50m (14'9") max
With double glazed bay window to the front, feature open fire set within a decorative period surround, radiator, picture rail, decorative coving to ceiling with ceiling rose, double doors opening into the kitchen/dining room.

KITCHEN/DINING ROOM
4.06m (13'4") max x 4.02m (13'2") max
Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, fitted electric oven and four ring electric hob with stainless steel cooker hood above, radiator, wood effect laminate flooring, coving to ceiling, open plan into the utility.











UTILITY
1.98m (6'6") x 1.66m (5'5")
Fitted with a range of base and eye level unit with worktop space above, wall mounted boiler serving the heating system and domestic hot water, double glazed window to the rear, radiator, polycarbonate roof, space for washing machine, uPVC half glazed door opening to the rear.

DOWNSTAIRS WC
1.88m (6’2”) x 0.97m (3’2”)
With obscure double-glazed window to the side and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks.

FIRST FLOOR

LANDING
With obscure double-glazed window to the side, glass block window to the rear, built in storage cupboard.

BEDROOM 1
4.57m (15') max x 4.28m (14'1") max
A lovely large double bedroom, with double glazed bay window to the front, radiator, picture rail, decorative coving to ceiling with ceiling rose.

BEDROOM 2
3.78m (12'5") max x 2.81m (9'2") max
A second double bedroom with double glazed window to the rear, built in wardrobes, radiator, alcove shelving, picture rail, coving to ceiling.

BEDROOM 3
2.94m (9’8”) x 1.88m (6’2”)
A single bedroom with double glazed window to the front, radiator, picture rail, coving to ceiling, bult in storage cupboard.

BATHROOM
3.99m (13'1") x 1.64m (5'5") max
Fitted with a three-piece suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, shaver light, radiator, tiled flooring, coving to ceiling.

OUTSIDE:

FRONT
The front is approached via a courtyard area, enclosed railings, and leading to the main entrance.

REAR
The rear opens to a small, walled courtyard area accessing an outside storage shed with secure door opening to the rear service lane.

STORAGE SHED
Measuring **2.81m (9’2’’) longest x 1.71m (5’7’’) at widest**, open plan to the courtyard and secure door to the rear service lane.





