Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



14 Junction Gardens

St Judes, Plymouth, PL4 9AS

£180,000

2 | 2 | 1 | C

A modern mid-terraced property located in a cul-de-sac position in Plymouth. The accommodation comprises an entrance hall, cloakroom, kitchen & an open plan lounge/diner on the ground floor. On the 1st floor, 2 bedrooms with the master having an en-suite & an additional family bathroom. There is an enclosed rear garden & allocated parking space.







JUNCTION GARDENS, ST JUDES, PLYMOUTH, PL4 9AS

ACCOMMODATION
Entrance via a composite front door with obscured glazed panel, opening up into entrance hall.

ENTRANCE HALL 9'0" x 2'11" (2.76m x 0.91m)
Doors leading off into cloakroom, lounge/diner & utility cupboard. Archway opens into the kitchen.

CLOAKROOM 5'6" x 2'10" (1.68m x 0.87m)
Matching suite of close coupled wc & pedestal wash-hand basin. Tiled splashback. Tiled floor. uPVC double-glazed window to front.

KITCHEN 10'0" x 6'2" (3.06m x 1.89m)
Matching base & wall mounted units to include fitted oven, space for a dishwasher, position for an upright fridge/freezer, roll-edge laminate work surfaces with inset 4 ring gas hob & extractor hood over. Stainless steel sink unit. Tiled splashback. Wall-mounted Potterton boiler concealed in unit. Obscured uPVC double-glazed window to front. Tiled floor.

LOUNGE/DINER 17'7" x 12'8" (5.37m x 3.88m)
Ample space for dining table & sofas. uPVC double-glazed French doors opening out to the rear garden. Staircase rising to 1st floor landing with open storage area under.

FIRST FLOOR LANDING 6'3" x 6'1" (1.91m x 1.87m)
Access hatch to roof void. Doors leading through to bedrooms & bathroom.

BEDROOM ONE 9'11" x 9'4" plus door access (3.03m x 2.86m plus door access)
Fitted wardrobes running along one wall with shelving, hanging rail & pull-out drawers. Additional door to airing cupboard, housing the hot water cylinder pressure tank. Ceiling spotlight. uPVC double-glazed window to rear overlooking the garden. Door to en-suite.

EN-SUITE 6'2" narr 2'4" x 5'11" narr 3'5" (1.9m narr 0.73m x 1.82 narr 1.05m)
Shower cubicle. Close coupled wc. Wash-hand basin inset into vanity storage cupboards below. Ceiling spotlights. Extractor fan. Vinyl flooring.

BEDROOM TWO 8'4" x 10'0" (2.56m x 3.06m)
Fitted wardrobes running along one wall with hanging rail & shelving. uPVC double-glazed window to front.

BATHROOM 6'2" x 6'3" (1.9m x 1.91m)
Matching suite of panelled bath with fitted shower over. Part-tiled walls. Close coupled wc. Wash-hand basin inset into vanity storage cupboards below. Tiled splashback. Ceiling spotlights. Extractor fan.

OUTSIDE
Enclosed garden laid for ease & maintenance. Paved patio seating area. Path leads through garden, bordered on both sides by stone chippings & raised planters. Further paved & concrete area towards the rear boundary with garden shed & gate giving access to rear service lane. There is an allocated parking space a short walk from the property.

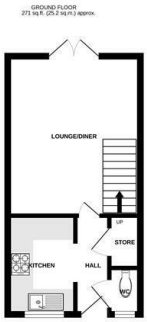
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

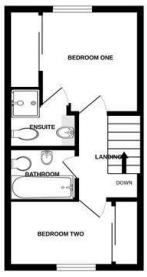
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



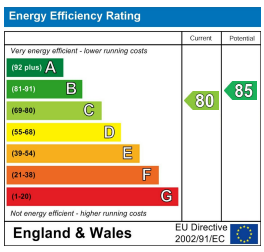
Floor Plans

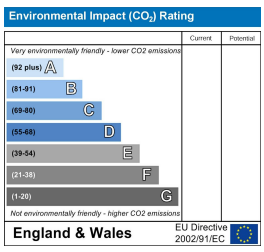




TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk