



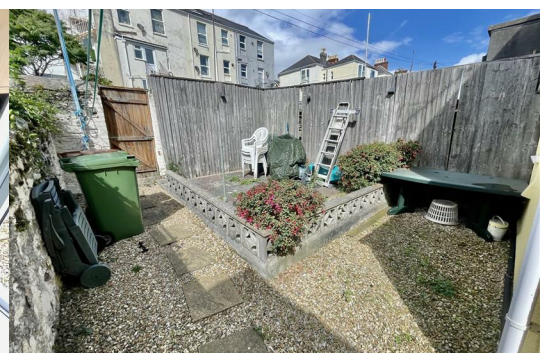
## 9 Neath Road

St Judes, Plymouth, PL4 8TF

£250,000



A late Victorian period built 2 storey mid-terraced house which has been looked after & maintained well over the years. The property has the benefit of uPVC double-glazing & gas central heating. The accommodation comprises a porch, hall, spacious lounge, good-sized separate dining room, 17ft large fitted kitchen/breakfast room, 3 double bedrooms (potential to create 4) & a modern fitted bathroom/wc. There is a front garden & walled rear courtyard.



## NEATH ROAD, ST JUDES, PLYMOUTH, PL4 8TF

### ACCOMMODATION

A well proportioned 2 storey spacious house believed to have been built in the late Victorian period, laid out over 2 levels. Lived in for 50 plus years, looked after and maintained well.

On the ground floor with porch, hall, good-sized front set lounge, bay window & fireplace with gas fire. Double doors open to a generous-sized dining room set to the rear. In the tenement section a spacious kitchen/breakfast room with window and French doors opening to the side. The kitchen with fitted appliances including 1.5 bowl sink unit, Stoves 5 ring gas hob with extractor hood over, Hotpoint dual oven/grill with Russell hobs microwave over. Space for an American style fridge/freezer. Door into a useful downstairs utility room/wc with wc, wash hand basin & space & plumbing for a washing machine.

At first floor level a landing giving access to 3 double bedrooms, a large master bedroom at the front with potential to subdivide to create a 4 bedroom home. A well appointed modern fitted family bathroom with bath, wc, wash hand basin & large separate shower.

Externally a front garden & to the rear a walled enclosed courtyard garden.

### LOCATION

Found in this quiet street in a cul-de-sac of Neath Road in the popular St Judes area of Plymouth with a variety of local services & amenities nearby.

### GROUND FLOOR

**ENTRANCE LOBBY** 4'2 x 3'3 (1.27m x 0.99m)

### HALL

Staircase to first floor.

**LOUNGE** 15'7 x 13'5 maximum (4.75m x 4.09m maximum)

**DINING ROOM** 13'6 x 11'2 (4.11m x 3.40m)

**KITCHEN/BREAKFAST ROOM** 17'7 x 9'10 (5.36m x 3.00m)

**WC/UTILITY ROOM** 11' x 3'8 minumum (3.35m x 1.12m minimum)

### FIRST FLOOR

### LANDING

**BEDROOM ONE** 17'3 x 15'6 maximum (5.26m x 4.72m maximum)

**BEDROOM TWO** 13'6 x 11'2 maximum (4.11m x 3.40m maximum)

**BEDROOM THREE** 13'1 x 10'9 (3.99m x 3.28m)

**BATHROOM** 8' x 6'11 (2.44m x 2.11m)

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES PLYMOUTH

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

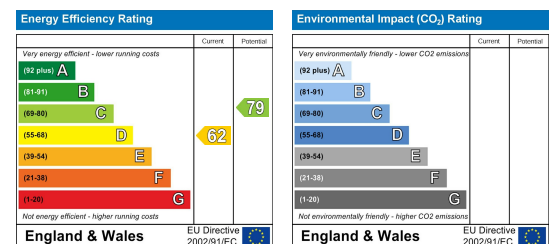
## Area Map



## Floor Plans



## Energy Efficiency Graph



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