



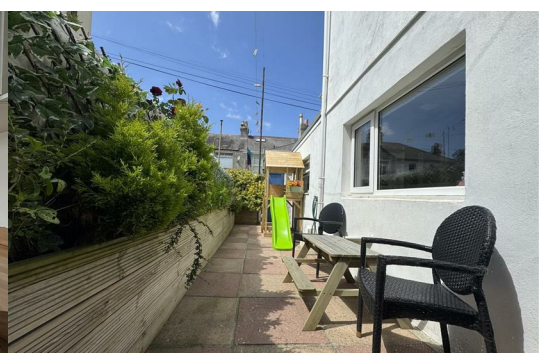
## 5 Limerick Place

St Judes, Plymouth, PL4 9QJ

**Offers Over £250,000**



A well presented, period terraced family home in St Judes which has been extended into the loft to create a lovely master bedroom. The spacious accommodation comprises porch, entrance hall, lounge, dining room, kitchen & bathroom on the ground floor. There are 3 bedrooms, one of which is being used as a playroom & a wc on the first floor. A staircase leads up to the master bedroom. To the rear is a west facing enclosed courtyard garden.



LIMERICK PLACE, ST JUDES, PLYMOUTH, PL4 9QJ

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the entrance porch.

ENTRANCE PORCH 4'0" x 3'6" (1.24 x 1.08)

Tiled floor. Wood panelling to dado height. Wooden door with glazed panels opens into the entrance hall.

ENTRANCE HALL 25'9" x 3'6" widening to 5'10" (7.86 x 1.07 widening to 1.8)

Laminate wood flooring. Staircase rising to the first floor landing. Doors leading to the lounge & sliding door into the kitchen. Further wooden door with obscured glazed panels opens into the rear garden. Underneath the staircase is a cupboard space for an american fridge freezer. Overhead storage units.

LOUNGE 15'8" x 12'9" maximum (4.79 x 3.9 maximum )

Feature fireplace with wooden mantle & surround, cast iron inset & decorative blue coloured tiles. uPVC double-glazed bay window to the front. Covings. Ceiling rose. Curved arch opens into the dining room.

DINING ROOM 12'7" x 10'5" (3.85 x 3.2)

Laminate wood flooring. Feature fireplace with wooden mantle & surround with open grate. uPVC double-glazed French doors open to the rear garden. Covings. Ceiling rose.

KITCHEN 9'5" x 8'3" (2.88 x 2.54)

Matching base & wall mounted units to include integrated fitted oven & spaces for a dishwasher & washing machine. Roll edge laminate work surfaces have inset 4 ring ceramic hob. Stainless steel single drainer sink unit with mixer tap. uPVC double-glazed window to the side. Decorative tiled effect vinyl flooring. Door opens into the bathroom.

BATHROOM 9'4" x 9'3" (2.85 x 2.83)

Matching suite of panelled bath, pedestal wash hand basin, separate enclosed shower cubical & close coupled wc with hidden cistern. Tiled effect vinyl flooring. Space for a tumble-dryer. Dual aspect with 2 uPVC obscured double-glazed windows to the rear & side. Extractor fan.

HALF LANDING

Doors leading off to bedroom 4 & wc.

BEDROOM FOUR 9'6" x 8'8" (2.9 x 2.65)

Laminate wood flooring. uPVC double-glazed window to the rear.

WC 3'9" x 2'11" (1.15 x 0.91)

Matching suite of close coupled wc with hidden cistern. Wall mounted wash hand basin. Part-tiled walls to dado height. Obscured uPVC double-glazed window to side.

FIRST FLOOR LANDING

Doors leading to bedrooms 2 & 3. Staircase rising to the master bedroom.

BEDROOM TWO/PLAYROOM 16'9" x 12'7" (5.12 x 3.84)

2 uPVC double-glazed windows to the front. Laminate wood flooring. Covings. Ceiling rose. Shelving to both chimney breast recesses.

BEDROOM THREE 12'6" x 10'4" (3.82 x 3.16)

Laminate wood flooring. uPVC double-glazed window to the rear overlooking the garden.

SECOND FLOOR LANDING

uPVC double-glazed window to the rear. Door opens into the master bedroom.

MASTER BEDROOM 19'2" x 14'8" maximum (5.86 x 4.48 maximum)

Dual aspect room with uPVC double-glazed window to the rear. Two velux windows to the front. Two doors give access to the roof void for storage.

OUTSIDE

To the rear an enclosed garden which consists of a paved patio area. A raised flower bed running along one side to the rear. Courtesy gate giving access to the service lane.

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

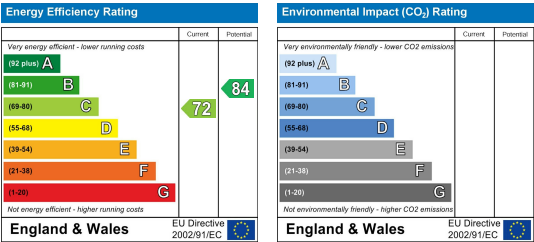


Floor Plans



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Energy Efficiency Graph



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