



## 28 Cleveland Road

St Judes, Plymouth, PL4 9DF

£220,000



Overlooking Tothill Park is this terraced period family home in need of some updating being sold vacant with no onward chain. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There is a family bathroom on the half landing & 3 bedrooms on the first floor landing. To the rear is an enclosed south-facing courtyard garden.



## CLEVELAND ROAD, ST JUDES, PLYMOUTH, PL4 9DF

### ACCOMMODATION

Entrance via a wooden door which opens into the porch.

### PORCH 3'11" x 3'4" (1.2m x 1.02m)

To one wall is decorative wood paneling with inset tiles to dado height. A wooden door with obscured glazed panel opens into the entrance hall.

### ENTRANCE HALL 15'0" x 5'9" maximum (4.59m x 1.77m maximum)

Doors lead to the lounge & entrance into the kitchen. Staircase rising to the first floor landing. Shelved storage cupboard & open storage recess. Wall mounted Dimplex night storage heater. Dado rail.

### LOUNGE 12'6" x 13'4" into the bay (3.82m x 4.07m into the bay)

Exposed wooden floorboards. Feature fireplace with wood mantle & surround, cast iron inset with inset gas fire. uPVC double-glazed bay window to the front. Covings. Picture rail. Square arch opens into the dining room.

### DINING ROOM 10'6" x 10'0" (3.21m x 3.06m)

Exposed wooden floorboards. Dimplex night storage heater. Shelving to both chimney breast recesses. Obscured single-glazed window looking into the kitchen. Feature fireplace. Picture rail. Twin wooden doors with glazed panels open into the kitchen.

### KITCHEN 16'5" narrowing to 5'1" x 7'6" narrowing to 5'4" (5.01m narrowing to 1.55m x 2.31m narrowing to 1.65)

Matching base & wall mounted units to fitted oven. Space under for fridge. Roll edge laminate work surfaces have inset 4 ring electric hob & 1.5 bowl sink unit with mixer tap. A second roll edge work surface to one wall. Tiled splash-backs. Two uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the rear garden. Dimplex night storage heater.

### HALF LANDING

Door opening to the bathroom with staircase rising up to the first floor landing. Dado rail.

### BATHROOM 9'11" x 5'1" (3.04m x 1.57m)

Matching suite of panelled bath with fitted shower over, close couple wc with hidden cistern & pedestal wash hand basin. Part-tiled walls. Chrome heated towel rail. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the rear.

### FIRST FLOOR LANDING

Doors leading to the 3 bedrooms. Twin storage cupboards. Access hatch to roof void with fitted ladder up to a boarded loft.

### BEDROOM ONE 10'0" x 13'10" into the bay (3.07m x 4.23m into the bay)

Exposed wooden floor boards. uPVC double-glazed bay window to the front with views over Tothill Park. Picture rail. Dimplex night storage heater.

### BEDROOM TWO 10'0" x 10'0" (3.07m x 3.06m)

uPVC double-glazed window to the rear.

### BEDROOM THREE 8'0" x 6'2" (2.45m x 1.88m)

uPVC double-glazed window to the front.

### OUTSIDE

A couple of steps lead up to the front door.

### GARDEN

To the rear an enclosed south-facing courtyard garden, where there stands a wooden shed & a wooden courtesy gate giving access to the service lane.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

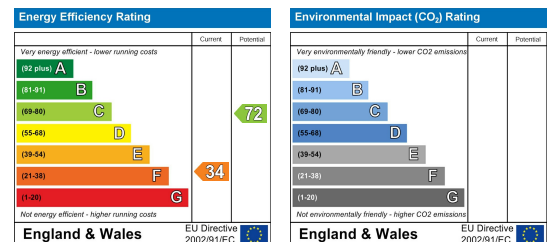
## Area Map



## Floor Plans



## Energy Efficiency Graph



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