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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1018 SQ.FT



FREEHOLD

## SOUTH VIEW TERRACE ST JUDES, PL4 9DQ

OFFERS OVER £240,000

Traditional family home, located on the edge of Tothill Park.  
Beautiful open plan kitchen/dining room, large lounge & a rear courtyard garden.



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South View Terrace is a quiet road located in the heart of St Judes, on the edge of Tothill Park. Giving easy access into the city centre and onto the Embankment and Laira Bridge, plus local parkland and a range of local amenities including a local nursery. Salisbury Road and Prince Rock Primary School are located close by, as well as a handful of local and national traders located on Embankment Road and Beaumont Road.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance porch which has space for shoes and coats and a door leading into the main entrance hall. The main entrance hall is a good size, with doors leading through to the lounge, kitchen and dining area, plus two under stairs storage cupboards. The hallway is well presented with stairs leading up to the first floor.

Located at the front of the property is the lounge, which has a large bay window to the front elevation, giving elevated views over Tothill Park. The lounge is a good size with a feature fireplace and a ceiling rose.

The open plan kitchen/dining room has been transformed and has a superbly presented and equipped fitted kitchen and a large dining area which has French doors opening out onto the rear courtyard garden. The kitchen has a range of wall and base mounted units complete with a Quartz work surface over. There is a range of integral appliances, including a double Neff oven, Zanussi induction hob and an Indesit dishwasher. There is a large breakfast bar which divides the room perfectly as well as plumbing and space for a washing machine and tumble dryer. The combi-boiler is hidden away in a storage cupboard and there is ample space for a large dining table and chairs.

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Upstairs, the first floor landing gives access into all three bedrooms and the family bathroom. There is a large storage cupboard and a loft hatch. The main bedroom is a wonderful size, with two large built in wardrobes offering excellent storage space and a large window to the front elevation, giving elevated views over Tothill Park. Bedroom two is also a large double bedroom with a window to the rear elevation. Bedroom three is currently used as a home office and is a large single bedroom with a window to the front elevation.

The bathroom is compact but does offer excellent storage space with ample shelving. There is a P shaped bath with a shower overhead, a low level w/c, hand wash basin and a heated towel rail. The bathroom has an obscured window to the rear elevation, tiled splash backs and an extraction fan to finish.

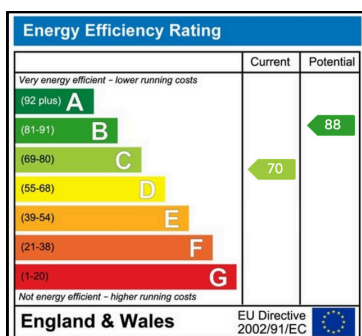
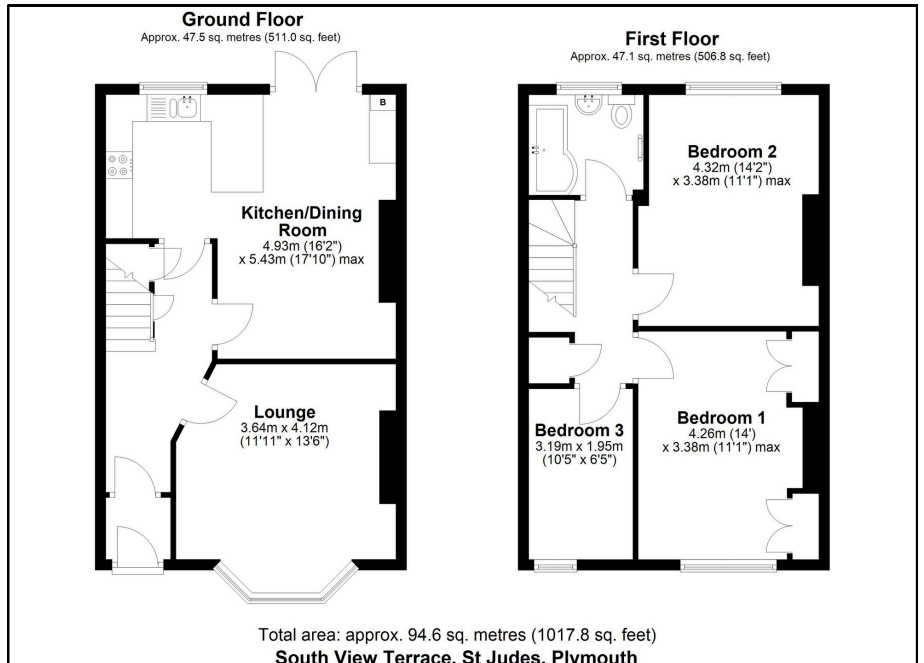
Externally, the rear courtyard garden is low maintenance and a good size. The garden space is walled, with two large sheds, an outside tap and a gate opening out onto the rear service lane.

#### Tenure & Services

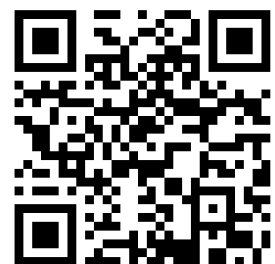
Tenure - Freehold  
EPC - C

Council Tax Band - B

Services - Access To Gas, Electricity, Water & Mains Drainage. Access to Fibre Broadband



<b>Local Authority</b>		<b>Council Tax</b>	
City Of Plymouth		Band:	B
		Annual Price:	£1,809
<b>Conservation Area</b>		<b>Flood Risk</b>	
No		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		0.03 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✓		



Website Link