



30 Faringdon Road, St Judes, Plymouth PL4 9EP



Offers over £225,000

Description

Nestled in a highly sought-after location, just a stone's throw away from the city centre and the convenient A38 route, sits this charming three-bedroom period home. Upon entering, you'll immediately notice the perfect blend of modern amenities and classic charm. The ground floor boasts a spacious living area, a separate dining room/study, and a cosy breakfast room that seamlessly flows into the kitchen, making it ideal for both entertaining guests and accommodating a growing family. Upstairs, you'll find three bedrooms, each tastefully decorated in a style reminiscent of the lower level, including two generously sized doubles. Completing the upper floor is a stylish family bathroom. Outside, a manageable courtyard garden adds to the appeal of this remarkable property. Don't miss the chance to make this wonderful house your home – and with no chain, the opportunity is yours for the taking!

Situation

St. Judes offers a residential haven adorned with a stunning array of Victorian houses, nestled amidst an abundance of conveniences. From local shops to hairdressers, takeaways, and a doctor's surgery, all amenities are within easy reach. With a regular bus service to the City Centre, accessing urban attractions is effortless, while leisurely strolls lead to major retail outlets and a plethora of dining options. Nearby, three esteemed primary schools, Lipson Community College, and Plymouth College cater to educational needs. For outdoor enthusiasts, Beaumont Park and Tothill Park beckon, providing ample space for leisurely walks with children or pets. Positioned on the city's periphery along the Embankment, St. Judes offers swift access to the A38, connecting seamlessly to urban hubs. In essence, this property embodies the epitome of city living in Plymouth.



Services

The property is connected to all mains services.

Tenure

Freehold

Local Authority & Council Tax Band

Plymouth City Council. Band B.

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton |
yealmpton@luscombemaye.com | 01752
880044. Online viewing available upon request.

Directions

What3Words:- ///glaze.dirt.title

Lettings

Luscombe Maye also offers an Award-Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex at lettings@luscombemaye.com to discuss our range of bespoke services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area = 116.1 sq m / 1250 sq ft

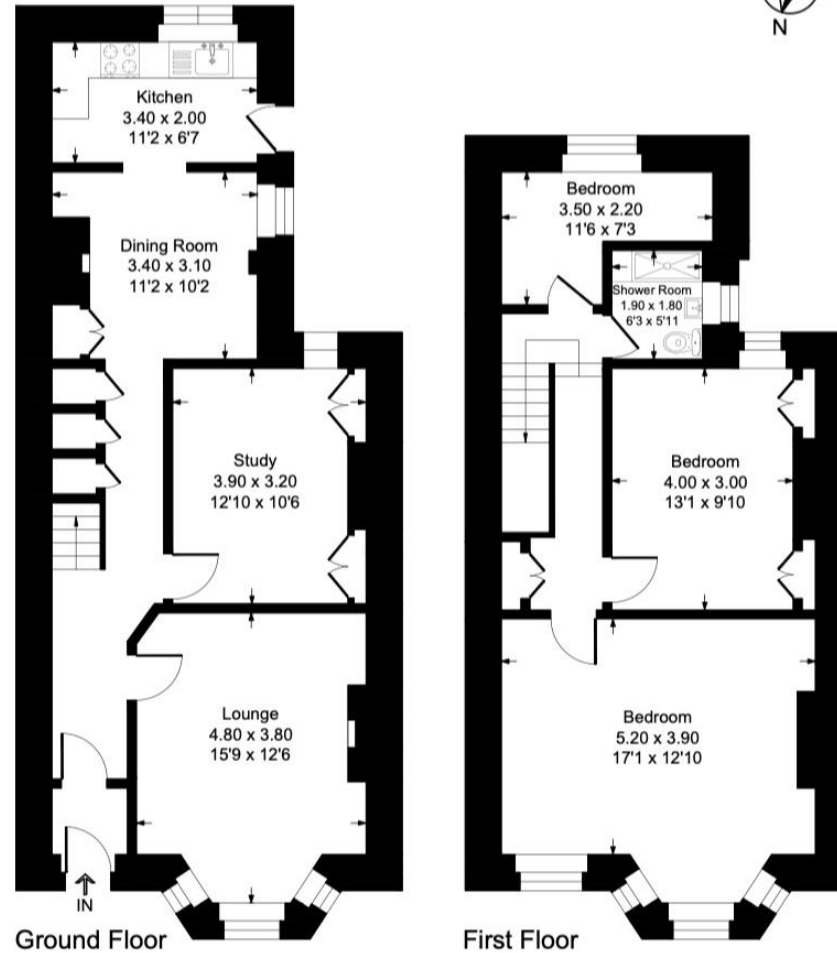


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com