

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

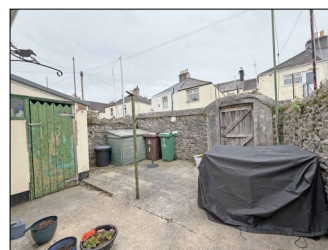
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

08/H/25 5763

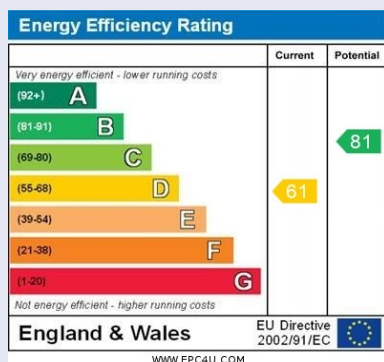


Floor Plans...



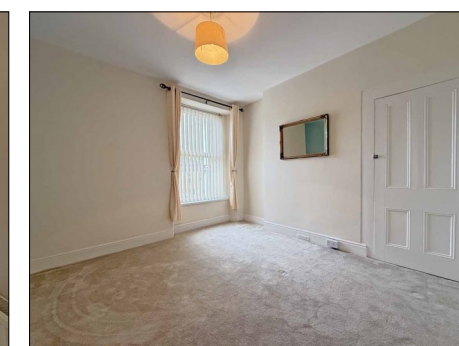
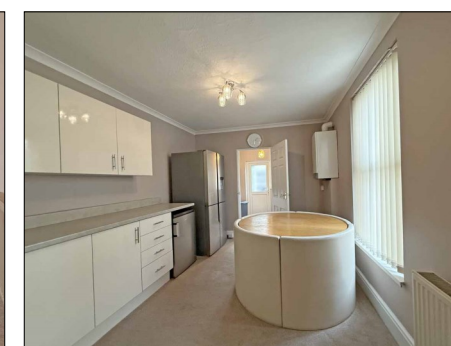
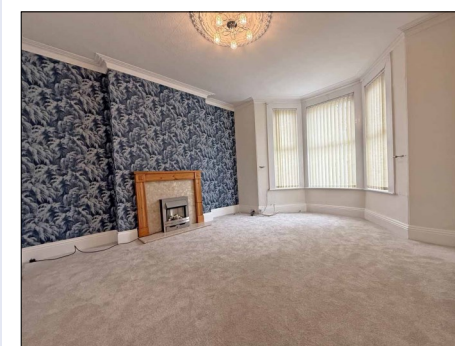
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES

ESTATE AGENTS



CENTRALLY LOCATED

VERSATILE

ACCOMMODATION

TWO/THREE BEDROOMS

THREE RECEPTIONS

CENTRAL HEATING

WEST FACING COURTYARD

NO ONWARD CHAIN

**7 Florence Place, St Judes,
Plymouth, PL4 9QQ**

We feel you may buy this property because...

'Of the spacious accommodation and potential on offer.'

£210,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two/Three Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
On Street Parking

Outside Space
Walled Courtyard

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,700
Home or Investment
Property: £12,200

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Located within a central position, this spacious period home offers versatile accommodation with the scope to reconfigure the current accommodation to potentially offer a three/four bedroom home. Internally the current layout offers: bay fronted lounge, separate dining room/third bedroom, breakfast room, kitchen, two large double bedrooms, a home office/workspace and bathroom. Further benefits include double glazing, central heating and externally there is a west facing walled courtyard. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC half glazed door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With part decorative tiled dado rail, coving to ceiling, door into the entrance hall.

ENTRANCE HALL

With radiator, dado rail, coving to ceiling, decorative corbels, stairs rising to the first-floor landing with decorative newel post and under-stairs storage cupboards, one housing the tumble dryer.

LOUNGE

4.71m (15'5") x 4.02m (13'2")

A lovely sized reception room with double glazed bay window to the front, decorative fireplace, radiator, coving to ceiling with ceiling rose.

DINING ROOM/BEDROOM 3

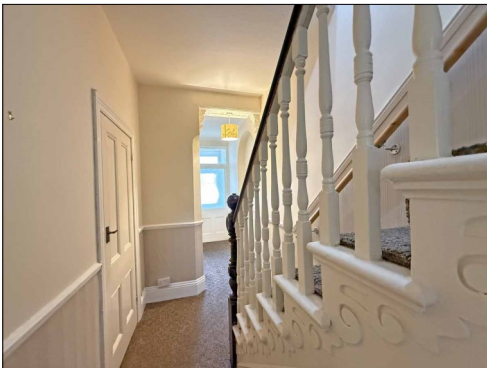
3.58m (11'9") x 3.28m (10'9")

A versatile room which could be used as a ground floor bedroom or formal dining room, with double glazed window to rear, built in storage cupboard, radiator.

BREAKFAST ROOM

3.71m (12'2") x 2.89m (9'6")

Fitted with a matching range of base and eye level units with worktop space above, space for fridge and American style fridge/freezer, double



glazed window to the side, radiator, coving to ceiling, wall mounted boiler serving the heating system and domestic hot water, door opening into the kitchen.

KITCHEN

3.39m (11'1") x 1.82m (6')

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, spaces for slimline dishwasher and washing machine, fitted eye level electric double oven and four ring electric hob with stainless steel splashback, double glazed windows to the side and rear, radiator, uPVC door opening onto the walled courtyard.

FIRST FLOOR

LANDING

With radiator, dado rail, access to the front loft space, obscure double glazed to the rear.

BEDROOM 1

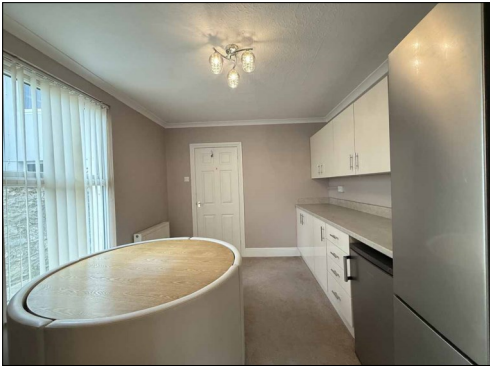
5.08m (16'8") x 4.73m (15'6")

A lovely large bedroom with the potential to split to make two bedrooms, with double glazed bay and separate side windows to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2

3.58m (11'9") x 3.24m (10'8")

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator.



WC

With double glazed window to the side and fitted with a low-level WC.

HOME OFFICE/WORKSPACE

3.44m (11'3") max x 2.05m (6'9")

Another versatile room, that alongside the bathroom, could be reconfigured to make a further bedroom, with built in storage cupboard, access to the rear loft space, door into the bathroom.

BATHROOM

3.17m (10'5") x 1.56m (5'1")

Fitted with a two-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, tiled splashbacks, double glazed window to the rear, radiator, single glazed window into the office/workspace.

OUTSIDE:

FRONT

To the front is a small courtyard area which leads to the main entrance.

REAR

The rear opens to a west facing, walled courtyard, L shaped and measuring **5.28m (17'4") max at widest 11.14m (36'6") max at longest**, with and outside wc and gate giving rear access to the service lane.

