



# Falcon

01752 600444

## 61 Grenville Road

St. Judes, Plymouth, PL4 9PY

Guide Price £290,000 - £300,000





## In Brief

### Exquisite Interior 3 bedroom Mid terraced Property in St Judes

**Reception Rooms** 3 Reception Rooms

**Bedrooms** 3 Double Bedrooms

**Heating** Gas central heating

**Area** 1372 Sq Ft

**Tenure** Freehold

**Parking** On Street Parking

**Council Tax** B

## Description

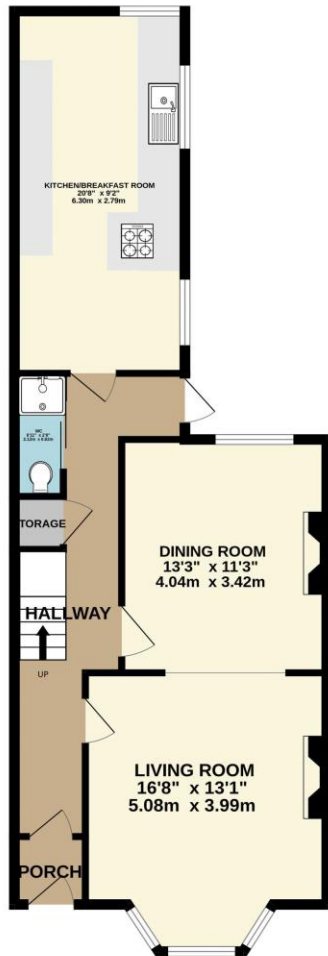
Falcon are delighted to present to the market this beautifully restored and exceptionally spacious period home, seamlessly blending charming original features with stylish modern upgrades. This impressive property boasts a welcoming living room complete with a bay window and original feature fireplace, creating a warm and characterful space. There is also a separate dining room, perfect for entertaining, along with a Newly fitted fantastic kitchen/breakfast room that has been thoughtfully designed to suit modern living. Upstairs, the property continues to impress with three generously sized double bedrooms. The Main bedroom offers an abundance of space, while the second bedroom benefits from a striking freestanding bath, adding a unique and luxurious touch. The third bedroom is also a well-proportioned double, ideal for family, guests, or home working. The home features two contemporary shower rooms, one on the ground floor and one on the first floor, both finished to a high standard. This is truly a turnkey property, having undergone extensive improvements including a new kitchen, new bathrooms, new roof, and new windows. The electrics have been updated throughout with safety certification (2021), and the boiler—approximately eight years old—has been regularly serviced, offering peace of mind to prospective buyers. Externally, the property benefits from a low-maintenance rear courtyard garden, perfect for relaxing or entertaining, along with a friendly and welcoming community atmosphere. But also could accommodate off road parking , if desired. Situated on Grenville Road, St. Judes, the property enjoys a highly convenient location with easy access to Plymouth city centre, the historic Plymouth Barbican, reputable local schools, and a variety of local amenities. A rare opportunity to acquire a character-filled home with a modern twist—early viewing is highly recommended. Selling CHAIN FREE.

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# Floor Plans

GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

