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### **Offers In Region Of £230,000 FREEHOLD**

**A deceptively spacious mid-terraced house, three spacious bedrooms, two reception rooms, good sized kitchen/breakfast room, ground floor bathroom and separate cloakroom, south-facing courtyard garden.**

**DESBOROUGH ROAD, ST. JUDES, PLYMOUTH**

**EPC - C**



## PROPERTY DETAILS

This deceptively spacious three-bedroom terraced house is located in the popular residential area of St. Judes. The position of the property provides easy access to local amenities, schools, and transport links, and is perfect for families or first-time buyers seeking a characterful, versatile property in a central location.

The ground floor features an inviting entrance hall with original features, a bright bay-fronted lounge and a separate dining room with French doors opening onto an enclosed, south-facing courtyard garden, a spacious fitted kitchen/breakfast room and ground floor bathroom complete the layout. On the first floor, there are three double bedrooms, a separate cloakroom, and stairs providing loft access with plenty of space and storage. The accommodation is complete with being fully double glazed and centrally heated throughout.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

### ENTRANCE VESTIBULE

One wall panelled with inset tiling to dado height, opaque glazed door to;

### ENTRANCE HALL

Staircase to first floor with wooden balustrading and large recess area under with adjacent fitted cupboards, strip wood flooring, panelled radiator, ornate coving and cornicing, opaque UPVC double glazed door providing access to the rear courtyard. Further doors providing access to all ground floor rooms.

### LOUNGE

**15'10 x 10'10 (4.5m x 3.0m)**

Panelled radiator, strip wood flooring, coving to ceiling, centre ceiling rose, UPVC double glazed bay window to front elevation, archway to;

### DINING ROOM

**10'10 x 9'0 (3.0m x 2.7m)**

Strip wood flooring, panelled radiator, UPVC double glazed French doors providing access to the rear garden, return door to entrance hall.

### KITCHEN/BREAKFAST ROOM

**17'8 x 9'4 (5.1m x 2.7m)**

Well fitted with an excellent range of cream high gloss base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven and 4 ring electric hob with extractor canopy over, integrated dishwasher, integrated washing machine, peninsula unit divides the kitchen from the breakfast area, panelled radiator, cupboard housing a wall mounted gas boiler providing hot water and central heating, two UPVC double glazed windows to side elevations. Further door to;

## **BATHROOM**

**7'8 x 6'8 (2.4m x 2.1m)**

Located on the ground floor. White suite comprising P shaped bath with mixer tap and shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, radiator, ceiling spotlights, extractor fan, two opaque UPVC double glazed windows to side and rear elevations.

## **FIRST FLOOR**

### **LANDING**

Staircase to the loft space, panelled radiator, strip wood flooring. Doors lead off the landing providing access to all first floor rooms.

### **BEDROOM ONE**

**14'9 x 13'3 (4.2m x 3.9m)**

Strip wood flooring, panelled radiator, ornate coving to ceiling, centre ceiling rose, two UPVC double glazed windows to front elevations.

### **BEDROOM TWO**

**10'10 x 9'0 (3.0m x 2.7m)**

Strip wood flooring, panelled radiator, ornate coving to ceiling, centre ceiling rose, UPVC double glazed window to rear elevation.

### **BEDROOM THREE**

**10'5 x 9'3 (3.0m x 2.7m)**

Strip wood flooring, panelled radiator, UPVC double glazed window to rear elevation, ornate coving to ceiling, centre ceiling rose.

### **CLOAKROOM**

White suite comprising low level WC with integrated sink and tiled splashback, opaque UPVC double glazed window to side elevation, strip wood flooring.

### **LOFT SPACE**

**14'4 x 12'1 (4.4m x 3.7m)**

A versatile space, being fully boarded, with power and light connected. Eaves storage cupboards, velux window to rear elevation. This room also provides fantastic storage.

### **OUTSIDE**

To the rear of the property is an enclosed, south-facing courtyard garden. A useful brick constructed shed with UPVC window, power connected and housing the consumer unit. Steps lead to a wooden pedestrian gate giving access on to the rear service lane.

### **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

**The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:


1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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