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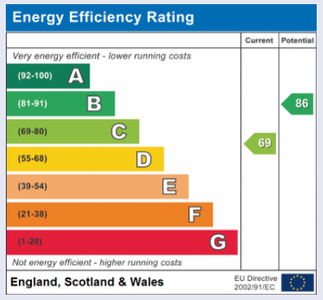
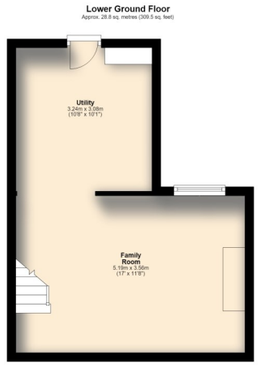
Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
24/G/26 6027





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

CENTRAL LOCATION
THREE STOREY HOME
THREE BEDROOMS
THREE RECEPTIONS
MODERN KITCHEN
MODERN BATHROOM
NO ONWARD CHAIN

60 Neath Road, St Judes, Plymouth, PL4 8TG

We feel you may buy this property because…
'Of the popular central location and versatile, spacious accommodation on offer.'

£285,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Walled Courtyard

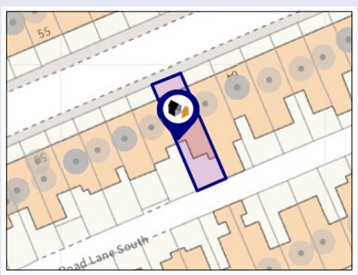
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,250
Home or Investment Property: £18,500

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 popular, central location, this deceptively spacious, period home has been refurbished to a very high standard throughout and enjoys accommodation over three floors. Internally the property comprises bay fronted lounge, dining area, a refitted modern kitchen, a further reception room on the lower ground floor, three good sized bedrooms, a modern refitted bathroom suite, separate wc and utility area. Further benefits include double glazing, central heating, new flooring and carpets throughout, two useful, boarded loft areas ideal for storage and externally there is a southerly facing walled garden area. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate this well presented home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a part glazed entrance door opening into the entrance vestibule.

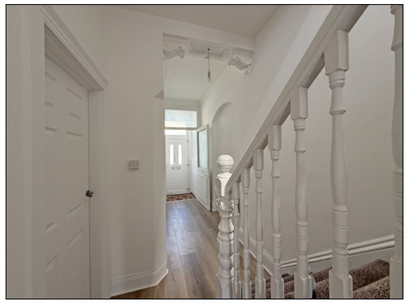
ENTRANCE VESTIBULE
With tiled flooring, dado rail, decorative coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing, understairs door and stairs descending to the lower ground floor.

LOUNGE
4.76m (15'7") x 4.01m (13'2")
With double glazed bay window to the front, radiator, wood effect laminate flooring, coving to ceiling with ceiling rose, open plan into the dining room.

DINING AREA
3.90m (12’10”) x 3.47m (11’5”)
With double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, door into the hallway.

KITCHEN
3.32m (10'11") x 3.27m (10'9")
Re-fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, integrated dishwasher, space for fridge and washing machine, fitted electric oven and four ring gas hob, cooker hood, double glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights. (please note that parts of the kitchen still have the blue/clear protective coverings on which can be seen in the pictures)



FIRST FLOOR

LANDING
With access to the loft space, double glazed window to the rear.

BEDROOM 1
4.78m (15’8”) x 3.66m (12’)
With double glazed bay window to the front, radiator.

BEDROOM 2
3.90m (12’10”) x 3.47m (11’5”)
With double glazed window to the rear, radiator, wood effect laminate flooring.

BEDROOM 3
3.39m (11’1”) max x 3.30m (10’10”) max
With double glazed bay window to the rear, wood effect laminate flooring, access to the loft space.

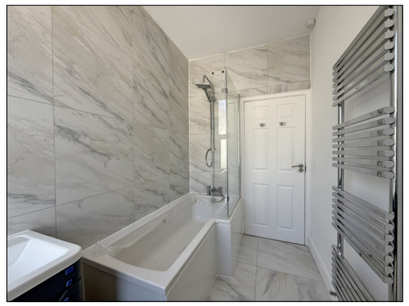
WC
With obscure double-glazed window to the side and fitted with a low-level WC, radiator, wood effect laminate flooring.

BATHROOM
2.81m (9'3") x 1.73m (5'8")
Recently refitted with a three-piece white suite comprising panelled bath with hand shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror, obscure double-glazed window to the front, tiled walls and flooring.

LOWER GROUND FLOOR
From the entrance hall an understairs doors and stairs descend to the lower ground floor.

FAMILY ROOM
5.19m (17') x 3.56m (11'8")
A versatile reception room ideally suited for a family/ games room, home gym, or office/workspace, with double glazed window to the rear, radiator, open plan into the utility.

UTILITY
3.24m (10'8") x 3.08m (10'1")
With wood effect laminate flooring, wall mounted boiler serving the heating system and domestic hot water, uPVC half glazed door opening to the rear.

OUTSIDE:

REAR
The rear opens to a southerly facing, L shaped walled courtyard measuring **5.37m (17’7’’) in width x 9.53m (31’3’’) at longest**. With paved patio, flower borders and an outside wc and a gate to the rear service lane.