



**2 South View  
Terrace,  
St Judes,  
Plymouth,  
PL4 9DQ**

Asking Price Of  
£300,000



MILLINGTON TUNNICLIFF

## 2 South View Terrace, St Judes, Plymouth, PL4 9DQ



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### FULL DESCRIPTION

#### PROPERTY DESCRIPTION

Situated in the sought-after South View Terrace in St Judes, this beautifully presented period terraced home enjoys an attractive outlook over Tothill Park and is arranged over three floors. Thoughtfully updated by the current owners, the property seamlessly combines modern living with an abundance of character and original features. The well-proportioned accommodation comprises an entrance vestibule, a welcoming lounge, an open-plan kitchen/dining room, and a modern ground floor shower room. The first floor offers two generous double bedrooms and a contemporary family bathroom, while the basement level provides a further double bedroom with en-suite, together with a useful utility room offering access to the front of the property.

Further benefits include a private rear courtyard, on-street parking, and a wealth of period charm throughout. Offering versatile accommodation in a highly convenient location overlooking Tothill Park, this is a superb home that must be viewed to be fully appreciated.

#### ENTRANCE VESTIBULE

Entered via a part wooden, part glazed door, original tiling to the floor, panelled walls, glazed door to the entrance hallway.

#### ENTRANCE HALLWAY

Doors to the lounge and kitchen/dining room, radiator, stairs rising to the first floor landing.

#### LOUNGE

**15' 8" x 13' 1" (4.80m x 4.01m)**

Double glazed bay window to the front elevation with views towards Tothill Park, original fireplace with woodburning stove and storage cupboards either side of the chimney breast, ornate corncicing to the ceiling with ceiling rose, radiator, LVT flooring.

#### DINING ROOM

**14' 6" x 9' 10" (4.42m x 3.00m)**

Double glazed window to the rear elevation

overlooking the rear courtyard, two storage cupboards built in the recesses either side of the chimney breast, radiator, LVT flooring, opening into the kitchen.

#### KITCHEN

**17' 8" x 8' 5" (5.40m x 2.57m)**

Fitted with a matching range of base and eye level units with contrasting worksurfaces, circular stainless steel sink unit with mixer tap, built in electric double oven with four ring gas hob and extractor hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the side elevation overlooking the rear courtyard, double glazed door to the side elevation leading to the rear courtyard, two Velux windows, stairs to the lower ground level, LVT flooring, door to the shower room.

#### SHOWER ROOM

Fitted with a modern three piece suite to include walk in shower enclosure with glass screen, low level WC and pedestal wash hand basin, tiling to all walls, chrome heated towel rail, frosted double glazed window to the side elevation.

#### FIRST FLOOR LANDING

Stained glass window to the rear elevation, doors leading to bedroom 1 and 2, door to the bathroom, built in storage cupboard offering ample shelving, access to the loft space.

#### BEDROOM 1

**14' 4" x 11' 8" (4.38m x 3.56m)**

(Measurements including the built-in wardrobes) Double glazed window to the front elevation with views across to Tothill Park, radiator, two built in wardrobes fitted both sides of the chimney breast, offering a range of hanging space and shelving with feature lighting, corncicing to the ceiling with ceiling rose.

#### BEDROOM 2

**13' 4" x 10' 9" (4.08m x 3.28m)**

(Measurements including the built-in wardrobes) Double glazed window to the rear elevation, radiator, two built in wardrobes fitted both sides of the chimney breast, offering a range of hanging



space and shelving, original cast iron fireplace with ornate tiling.

### **BATHROOM**

Fitted with a modern three piece suite to include panelled bath with mains shower attachment and waterfall shower head, glass screen, low level WC, pedestal wash hand basin, tiling, radiator, frosted double glazed window to the front elevation.

### **LOWER GROUND FLOOR**

Doors to bedroom 3 and the utility room, glazed window offering borrowed light to the landing area.

### **BEDROOM 3**

**12' 5" x 11' 7" (3.79m x 3.55m)**

Double glazed window to the rear elevation, radiator door to understairs storage cupboard, door to the en-suite.

### **EN-SUITE BATHROOM**

Fitted with a modern three piece suite to include panelled bath, low level Sani-Flow WC, pedestal wash hand basin, extractor fan, waterproof panelling to the walls.

### **UTILITY ROOM**

**8' 6" x 15' 9" (2.60m x 4.82m)**

Fitted with a range of base units with contrasting worksurface, plumbing for washing machine and space for tumble dryer, sink unit with mixer tap, double glazed door leading out to the front courtyard, radiator, door to the storage room.

### **STORAGE ROOM**

**5' 8" x 8' 4" (1.73m x 2.56m)**

Electric sockets, inset spotlights.

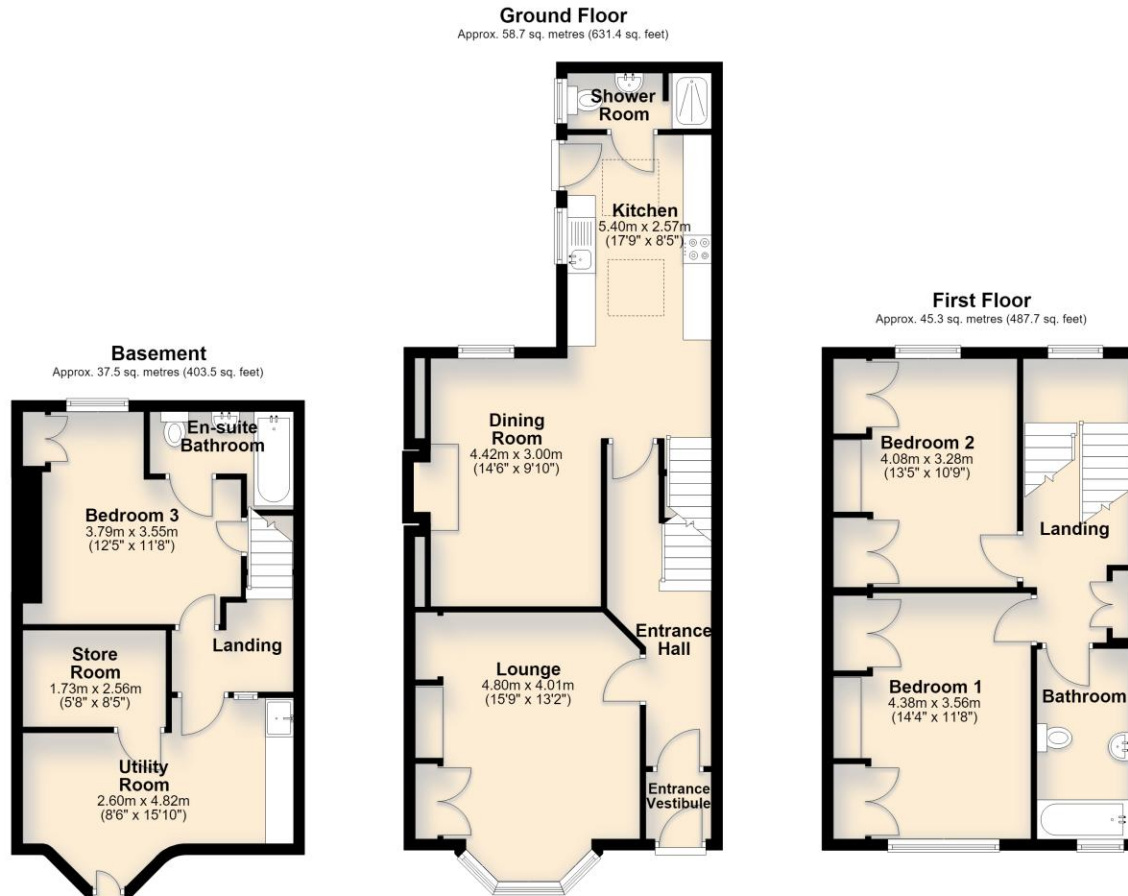
### **OUTSIDE**

The property is accessed via several steps that lead to the front door. To the left hand side is an enclosed sunny courtyard with a door that provides access to the utility room. To the rear of the property there is an enclosed courtyard laid to patio with a gate providing access to the rear service lane.

### **PROPERTY INFORMATION**



# FLOORPLAN



Total area: approx. 141.4 sq. metres (1522.5 sq. feet)

## CONTACT

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