



Falcon

01752 600444

14 Lanhydrock Road

St Judes, Plymouth, PL4 9DL

Guide Price £190,000 - £200,000





In Brief

Park Views, Period Charm & Contemporary Style – Your Ideal First Home Awaits!

Reception Rooms	Large Living room / dining room		
Bedrooms	2 double bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	772 Sq FT	Council Tax	A
Tenure	Freehold		

Description

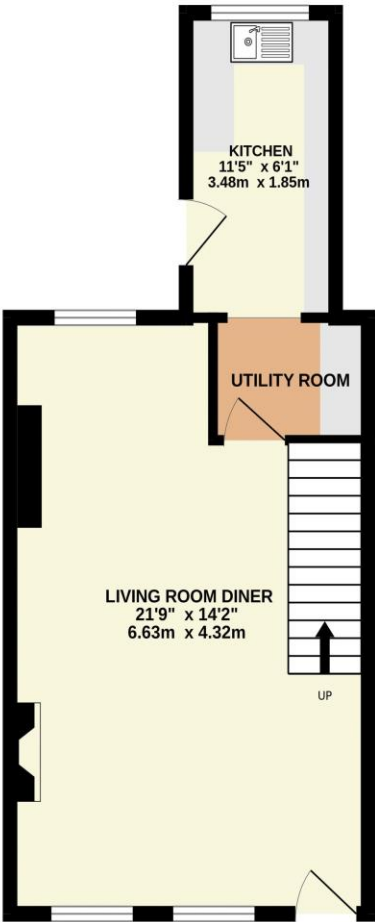
Welcome to your new home in one of Plymouth's most sought-after and established neighbourhoods – perfectly positioned directly overlooking the beautiful Tothill Park. Imagine waking up to leafy views, strolling across to the tennis courts, letting the kids enjoy the adventure-packed play area, or grabbing a coffee from the park café – all quite literally on your doorstep. Set along a charming elevated walkway, this 2 double bedroom period terrace blends classic character with modern open-plan living. The front door opens into a bright, spacious lounge/dining area – the true heart of the home – perfect for cosy nights in or hosting friends. From here, step into a handy utility space and then through to your sleek, contemporary kitchen with integrated oven, hob and extractor. Upstairs, you'll find two well-proportioned bedrooms, the main with stunning park views through the trees, plus a stylish bathroom complete with both a bath and a separate shower for the best of both worlds. Outside, the low-maintenance courtyard garden offers a private spot to relax, with steps leading to a neat rear service lane. Additional perks include gas central heating, UPVC double glazing, and excellent transport links. You're also just a short stroll from Plymouth City Centre and great local schools. Perfect for first-time buyers who want lifestyle, location, and comfort – all wrapped up in one charming home.

Need A Mortgage?

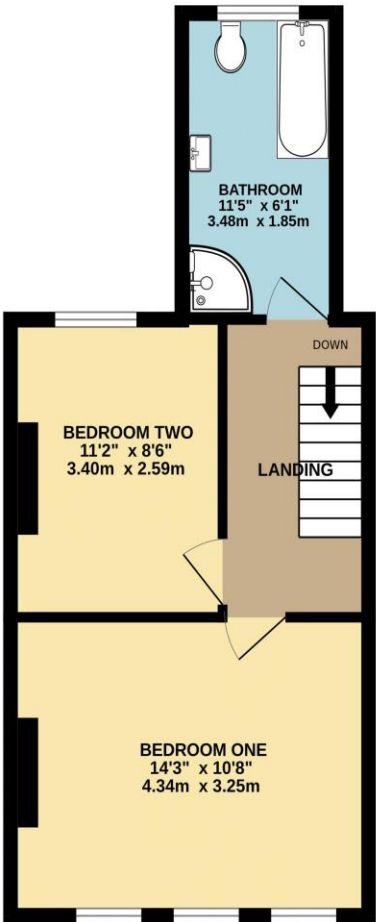
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR



1ST FLOOR



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Fixed Price Conveyancing
A complete solution from just £600 with No sale – No Fee



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

