

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

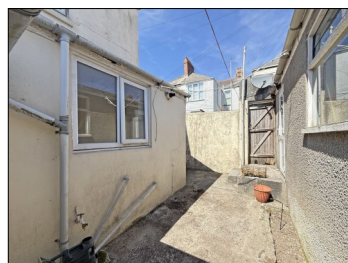
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/H/26 6038



Floor Plans...



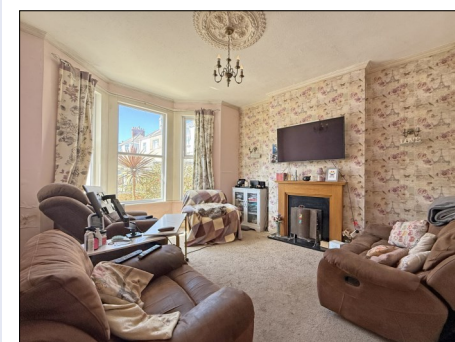
Further Information...

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

Draft Details – Not Approved & Subject To Change



REQUIRES MODERNISATION

POPULAR LOCATION

FOUR BEDROOMS

TWO RECEPTIONS

GOOD SIZED KITCHEN

LARGE GARAGE

DOWNSTAIRS WC

**48 Faringdon Road, St Judes,
Plymouth, PL4 9EP**

We feel you may buy this property because...
'Of the location and potential on offer.'

£180,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking and Garage

Outside Space
Rear Garden

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: £1,100
Home or Investment
Property: £10,100

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 in a popular residential location within St Judes, this spacious period home boasts a larger than average garage and requires modernisation throughout, making the ideal renovation project. The accommodation comprises entrance vestibule and hallway, bay fronted lounge, separate dining room, a good-sized kitchen, utility, downstairs wc, four bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a rear courtyard area. Plymouth Homes advise an early viewing to appreciate the space and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With tiled flooring, decorative dado rail, door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with decorative newel post and under-stairs storage cupboards.

LOUNGE

4.72m (15'6") x 4.14m (13'7") max

With double glazed bay window to the front, coal effect gas fire set within a feature wooden and stone surround, radiator, wall lights, decorative coving to ceiling with ceiling rose, door opening into the dining room.

DINING ROOM

3.98m (13'1") max x 3.88m (12'9") max

With double glazed window to the rear, radiator, coving to ceiling, door into the entrance hall.

KITCHEN

4.25m (13'11") x 3.23m (10'7")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the side,



radiator, wood effect laminate flooring, doorway into the utility room.

UTILITY ROOM

2.82m (9'3") x 1.62m (5'4")

Fitted with a range of base units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for dishwasher, washing machine and tumble dryer, double glazed windows to the side and rear, wood effect laminate flooring, uPVC glazed door opening to the rear courtyard, door into the downstairs wc.

DOWNSTAIRS WC

1.62m (5'4") x 1.32m (4'4")

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, extractor fan, tiled splashback.

FIRST FLOOR

LANDING

With skylight window and access to the loft space.

BEDROOM 1

4.75m (15'7") x 3.65m (12')

With double glazed bay window to the front, radiator, coving to ceiling.

BEDROOM 2

3.99m (13'1") x 3.88m (12'9")

With double glazed window to the rear, built in storage cupboards into alcoves, picture rail.



BEDROOM 3

4.25m (13'11") x 2.35m (7'9")

With double glazed window to the rear, radiator.

BEDROOM 4

2.92m (9'7") x 1.82m (5'11")

With double glazed window to the front, radiator.

BATHROOM

2.54m (8'4") x 1.67m (5'6")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the side.

OUTSIDE:

FRONT

At the front there is a small courtyard area and pathway to the main entrance.

REAR

The rear opens to an L shaped and enclosed walled courtyard measuring 7.31m (23'11") at longest x x 6.33m (20'9") at widest. There is an outside storage shed, gate giving side access and pedestrian door into the larger than average garage.

GARAGE

A large than average garage measuring 2.59m (8'6") in width x 6.65m (21'9") in length, with roller garage door to the service lane, window to the side and lighting.

