



Asking Price £230,000

Situated in the highly sought-after central location of Seymour Avenue, St Judes, this beautifully presented and versatile three/four-bedroom period home offers generous accommodation arranged over two floors, making it ideal for families, investors, or those seeking a ready-made HMO or student let. The property retains a wealth of character features including bay-fronted windows, high ceilings, and feature fireplaces, while also offering practical modern living. Currently let to working professionals, the property generates strong rental appeal, yet will be sold with vacant possession, providing flexibility for owner-occupiers or investors alike. The ground floor comprises a welcoming entrance hallway leading to a spacious bay-fronted double bedroom, a comfortable communal lounge, and a well-proportioned fitted kitchen/dining space. To the rear, there is a useful utility area and a modern shower room, offering excellent convenience for multi-occupancy living. Upstairs, the first floor hosts three further bedrooms, including a particularly generous principal bedroom with bay window and feature fireplace, alongside a family bathroom. The layout is well-balanced and lends itself easily to either family use or continued rental configuration. Externally, the property benefits from an enclosed rear courtyard garden, providing a low-maintenance outdoor space ideal for relaxing or entertaining. Positioned within close proximity to Plymouth City Centre, local amenities, transport links, and the university, this is a superb opportunity in a consistently popular residential area.

Seymour Avenue, St Judes, PL4 8RA

Accommodation Comprises

Ground Floor:

Bedroom 1 (Front):

3.61m (11` 10") excluding bay x 4.00m (13` 2")
A spacious bay-fronted double bedroom with excellent natural light, ideal as a principal bedroom or additional reception room.

Communal Lounge:

3.78m x 3.38m (12` 5" x 11` 1")
Well-proportioned living space with ample room for seating, perfect for relaxing or socialising.

Kitchen/Dining Room:

3.78m x 3.20m (12` 5" x 10` 6")
Fitted kitchen with a range of units and worktop space, with room for a dining table—ideal for shared living or family use.

Utility Area:

1.90m x 1.60m (6` 3" x 5` 3")
Practical additional space for laundry and storage.

Shower Room:

Modern ground floor shower room comprising shower cubicle, WC, and wash hand basin—ideal for multi-occupancy convenience.

First Floor:

Bedroom 2 (Rear):

3.80m x 3.40m (12` 6" x 11` 2")
A generous double bedroom with good proportions and space for freestanding furniture.

Bedroom 3 (Front):

3.59m x 5.16m (11` 9" x 16` 11")
An impressive large bay-fronted room, offering versatile use as a principal bedroom or shared living/sleeping space.

Bedroom 4:

2.91m x 3.20m (9` 7" x 10` 6")
A comfortable single/small double bedroom, ideal as a guest room, study, or home office.

Bathroom:

1.64m x 1.82m (5` 5" x 6`)
Fitted with a bath and overhead shower, WC, and wash hand basin.

Viewing Arrangements

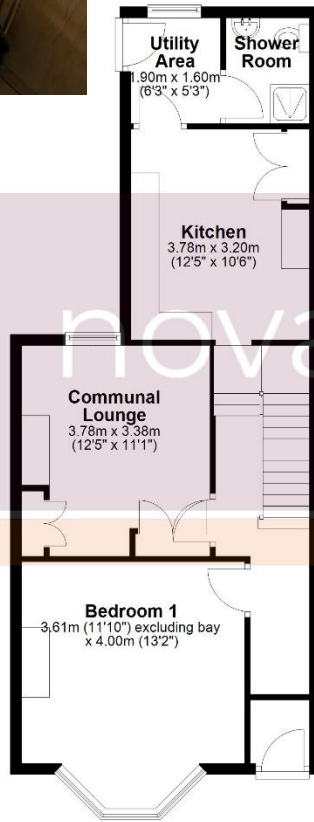
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

