



9 Heathfield Road, St Judes, Plymouth, Devon, PL4 9HD

Offers Over £220,000



Positioned close to the green open spaces of Tothill Park and conveniently located near Mount Gould Hospital, this well-presented semi-detached home enjoys a fantastic setting ideal for family life.

Offering flexible and well-proportioned accommodation throughout, the property welcomes you with an entrance hall leading into a comfortable living room, creating a warm and inviting space to relax. A modern ground-floor bathroom adds practicality, while to the rear of the home the contemporary kitchen/diner provides a bright and sociable hub, perfectly designed for everyday living as well as entertaining family and friends.

Upstairs, the property continues to impress with two generous double bedrooms, complemented by a further single bedroom and a separate WC, adding extra convenience for busy households.

Externally, the rear garden has been designed with ease of maintenance in mind and benefits from a south-westerly aspect, making it an ideal space for summer gatherings, outdoor dining, and BBQs. A useful summer house provides additional storage or potential for a hobby space. To the front, a gravelled frontage with a path leading to the entrance creates an attractive approach to the property.

Thoughtfully arranged and well laid out throughout, this appealing home combines versatile living space with a sought-after residential location.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.



KITCHEN/DINER
13'3" x 10'7"
4.0m x 3.22m



10'0" x 9'1m



LOUNGE
16'5" x 12'1"
5.00m x 3.67m



ROOM 3
12'7'5" x 7'5"
3.87m x 2.26m



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