



111 Knighton Road, St Judes, Plymouth, Devon, PL4 9DA



Guide Price £270,000



Set near the end of a quiet no-through road, this charming property combines a peaceful setting with exceptional convenience, being within walking distance of the city centre and just a one-minute stroll from Tothill Park, where you'll find a tennis court, bowls green, and a children's play park.

The accommodation is well-proportioned and arranged over two floors. On the ground floor, a welcoming hallway leads through to a spacious lounge featuring a bay window that fills the room with natural light. The dining room sits centrally, providing an ideal space for entertaining, while the kitchen/breakfast room to the rear offers a practical layout with direct access to the outside. The kitchen is a fantastic size and has ample worktop space along with kitchen units for storage. There is space for free standing white goods.

Upstairs, the property comprises three bedrooms, including two generous doubles and a third room suitable as a single bedroom, nursery, or home office. An exceptional family bathroom is also located on this level and comprises of a free-standing bath with both rainfall shower and handheld, heated towel rail, wash hand basin and a WC.

The home retains an abundance of period character throughout, with features such as ceiling roses, picture rails, decorative coricing, an original newel post, and attractive wooden floorboards, all adding to its charm and appeal.

To the rear, there is an enclosed courtyard garden—perfect for enjoying a morning coffee with a bistro table and chairs set—offering a low-maintenance outdoor retreat.

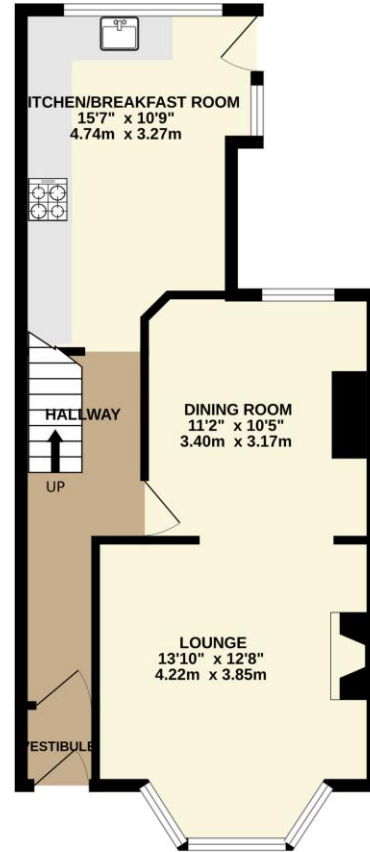
This is a wonderful opportunity to acquire a characterful home in a tucked-away yet highly convenient location.



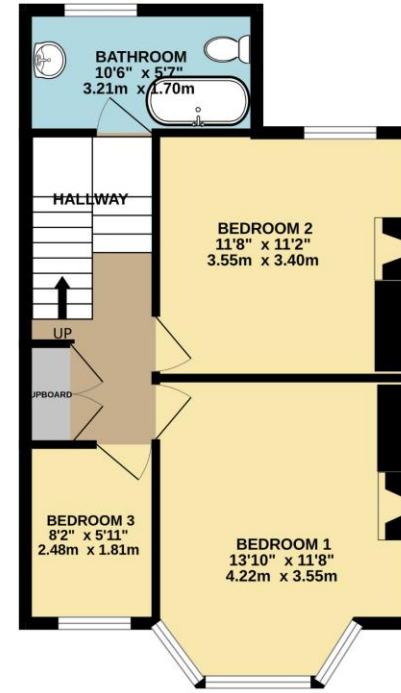
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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