



Falcon

01752 600444

31 South View Terrace

St Judes, Plymouth, PL4 9DQ

Guide Price £220,000 - £230,000





In Brief

A lovely 3 bedroomed terraced family home over looking Tothill Park

Reception Rooms	Living Room & Dining Room	Parking	On Street Parking
Bedrooms	Three Bedrooms	Council Tax	B
Heating	Gas Central Heating		
Area	1022 sq ft		
Tenure	Freehold		

Description

Located in this exceptional residential area is this spacious 3 bedroomed period family home at the end of a terrace. The property directly overlooks in a fabulous southerly aspect Tothill Park which has a great childrens play park, tennis court and a bowling club.

Off the entrance hallway you have a large living room with a period style fireplace surround and insert, a lovely focal point to the room. There is a separate dining room with a similar fireplace and a large opening into the kitchen. The kitchen has been stylishly fitted with a modern range of units and a skylight window has been fitted to allow the light to flood in. Double doors open into the garden.

Off the first floor landing to the rear you have a gorgeous bathroom with a freestanding roll edge bath and a separate shower cubicle. Off the main landing you have three good sized bedrooms.

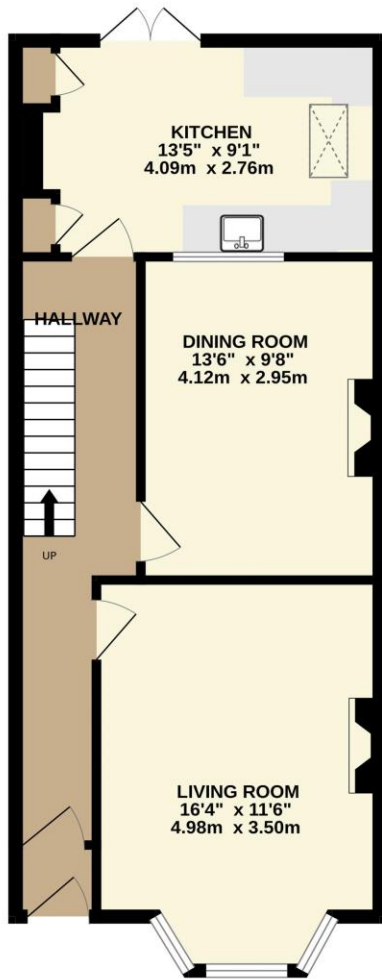
The property comes with gas central heating and upvc double glazing. Outside to the rear is a nice sized and enclosed courtyard garden.

Need A Mortgage?

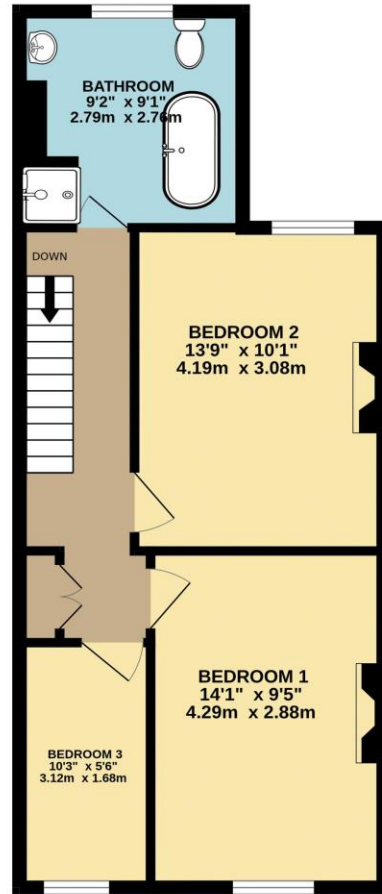
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Floor Plans

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

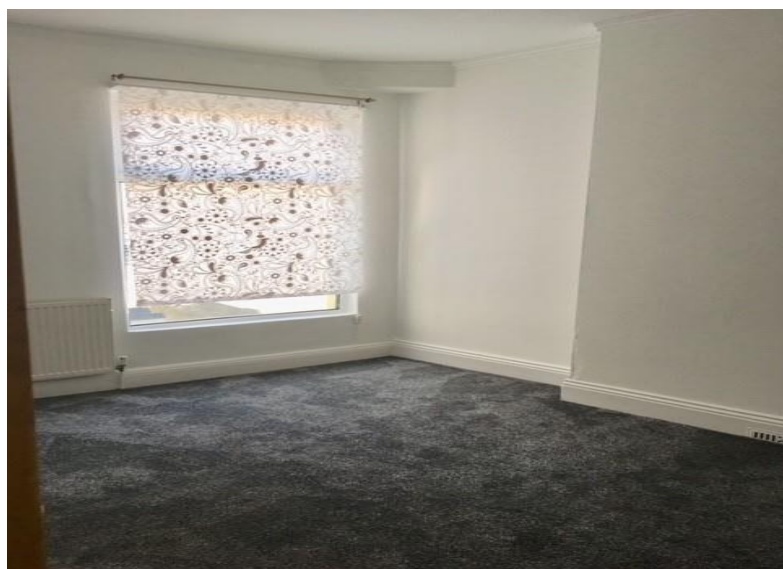


TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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