



# Falcon

01752 600444

## 132 Grenville Road

St Judes, Plymouth, PL4 9QA

Guide price £230,000- £240,000







## In Brief

### End Terraced

**Reception Rooms** Two reception rooms

**Bedrooms** 4 Bedrooms

**Heating** Gas central Heating

**Area** 1976SqFt

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

Spacious Period Home in the heart of St.Judes - Former shop with Generous Living Accommodation that would benefit some modernisation. This unique mid- Terraced period property, offers exceptional space and character in the ever popular area of St Judes , just a shot distance from Plymouth City Centre. Set across two floors , the ground level boasts a super - sized lounge , there is also a versatile second reception room, ideal as a formal dining area , additional lounge. A well proportioned kitchen / diner with ample space for family living. A convenient downstairs WC completes the ground floor. Upstairs , the property offers four well- proportioned bedrooms and a family bathroom, making it a perfect home for growing families or those in need of extra space. There is also access to a loft area, providing further potential subject to Planning. To the rear of the property , a private wall enclosed courtyard garden provides a pleasant outdoor space with minimal maintenance. This characterful home combines period charm with spacious interior and is ideally suited for access to local amenities, transport links. Viewing is highly recommended to appreciate the full scale and potential of this home.

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# Floor Plans

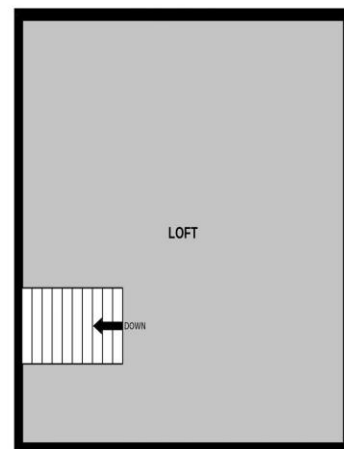
GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.



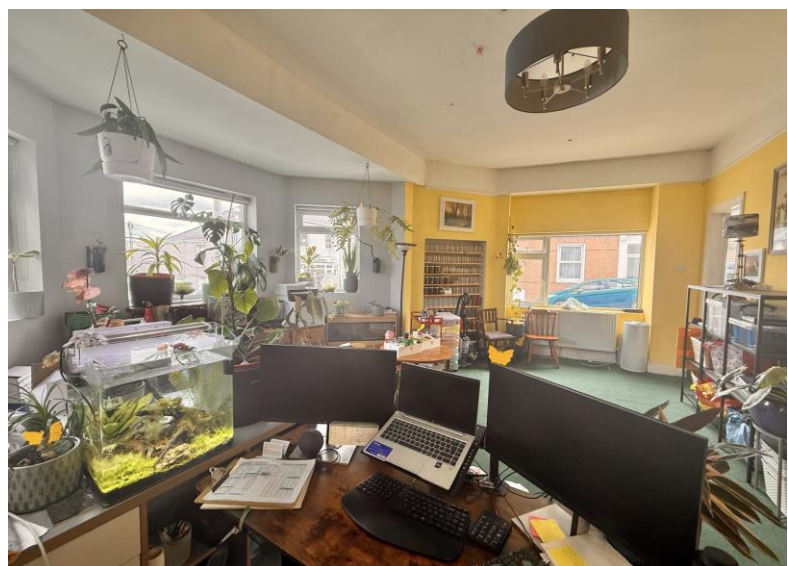
1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



2ND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

