



Falcon

01752 600444

14 Limerick Place

St Judes, Plymouth, PL4 9QL

Guide Price £170,000-£180,000





In Brief

Cottage Style End terraced Property

Reception Rooms Living room - Dining area 2 Bedrooms

Bedrooms 2 Bedrooms

Heating Newly fitted Gas central heating

Parking On Street

Area 545 Sq Ft

Council Tax A

Tenure Freehold

Description

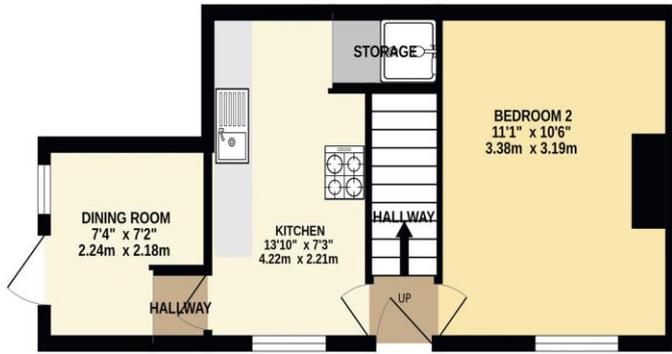
Located in the ever-popular area of St. Jude's, this charming two-bedroom end-terrace, cottage-style property is offered to the market chain-free and must be viewed to be fully appreciated. The accommodation is arranged over two floors and offers a slightly unconventional but highly practical layout. To the ground floor, the property comprises a fitted kitchen, separate dining room, and a bedroom, making it ideal for flexible living or home-working options. To the first floor, there is a bright and spacious living room, a further double bedroom, and a family bathroom. The property has recently benefited from the installation of a brand-new boiler system, providing peace of mind for the incoming purchaser. Situated in a fantastic location, the home offers easy access to Plymouth City Centre, the historic Barbican, and excellent transport links to the A38, making it ideal for commuters and city living alike. An excellent opportunity for first-time buyers or investors alike — early viewing is highly recommended.

Need A Mortgage?

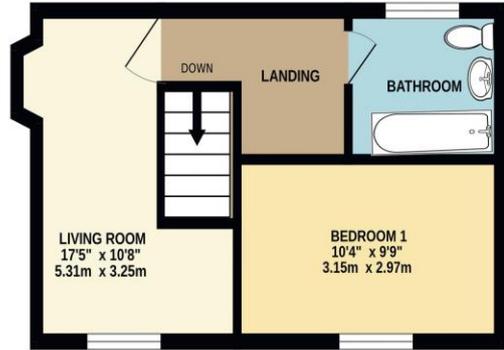
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Floor Plans

GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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