

# H Halford & Homes

4th Floor • Salt Quay House • Sutton Harbour • Plymouth • PL4 0BN

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[www.halfordandhomes.co.uk](http://www.halfordandhomes.co.uk)



Salisbury Road, St Judes, Plymouth, PL4 8TB

**Stunning Edwardian House**

**Three reception rooms**

**Two Shower rooms and bathroom**

**Four bedroom**

**EPC Grade C**

**Beautifully fitted kitchen/breakfasting room**



HALFORD AND HOMES 01752 418104 This impressive and substantial bay fronted red brick Edwardian property is located in this popular road in St Judes and has the advantage of NO ONWARD CHAIN. Four bedrooms, three reception rooms and additional loft space make this a fantastic family home and we highly recommend an internal viewing. The accommodation to the ground floor briefly comprises of entrance vestibule, entrance hallway, bay fronted lounge, dining room, shower room, cloakroom with w/c and impressive open plan kitchen/breakfasting room. The first floor is accessed from the original sweeping staircase and includes four bedrooms (three doubles and a large single) modern fitted shower room and additional four piece bathroom suite. A ladder style staircase is located on the top landing and provides access to the loft space, it has a velux window and has ample storage space. Externally the property has the benefit of a small front garden with raised patio area, enjoying the daytime sunshine, whilst the rear garden is in two sections with a courtyard located just outside of the kitchen/breakfast room with steps leading to an additional courtyard area with mature plants and decking. The house also benefits from on street parking with no permit restrictions in place. St Judes is a popular residential area, mainly due to the amount of green spaces available to the residents, parks include Tothill Park, Beaumont Park and Freedom Fields Park. Plymouth City Centre is approximately a 15-20 minute walk whilst access to the A38 (Devon Expressway) is a ten minute drive via the A374. Local amenities include a co op convenience store, florist, laundry and takeaway. St Judes has remained very residential as it has no public houses, just a social club. Local schooling is also popular with the property being located on the same road as the popular primary school Salisbury Road Primary. This is simply a fabulous house with the added advantage of no onward chain, to arrange a viewing please call us.



## ACCOMMODATION

### Entrance Vestibule

### Entrance Hallway

**Lounge** 15' 11" (into bay) x 13' 5" (4.85m x 4.09m)

**Dining Room** 13' 6" x 11' 6" (4.11m x 3.50m)

### Cloakroom

**Kitchen/breakfast room** 23' 3" x 11' 8" (7.08m x 3.55m)

### First floor landing

**Bedroom One** 16' 0" (into bay) x 10' 8" (4.87m x 3.25m)

**Bedroom Two** 13' 10" x 10' 8" (4.21m x 3.25m)

**Bedroom Three** 11' 10" x 7' 10" (at maximum) (3.60m x 2.39m)

**Bedroom Four** 10' 7" x 8' 7" (3.22m x 2.61m)

### Shower Room

### Bathroom

### Second floor landing

**Energy performance certificate (EPC)**

101 SALISBURY ROAD PLYMOUTH PL4 8TB	Energy rating <b>C</b>	Valid until: 24 May 2031 Certificate number: 2586-4427-6139-0635-2118
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Property type	Mid-terrace house
Total floor area	152 square metres

**Rules on letting this property**

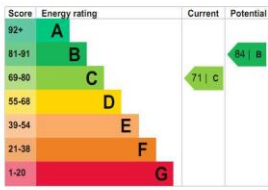
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

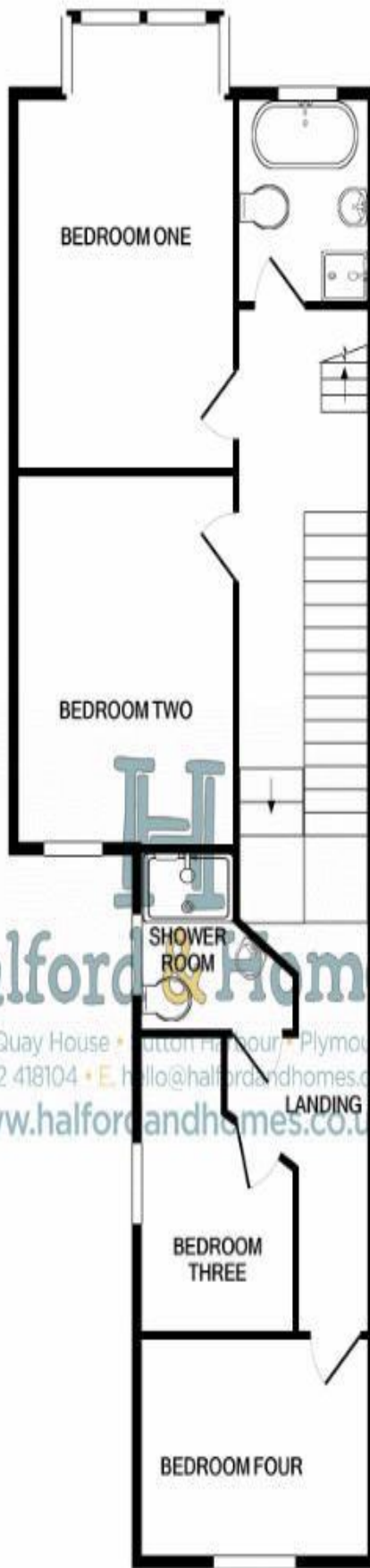
the average energy rating is D  
the average energy score is 60



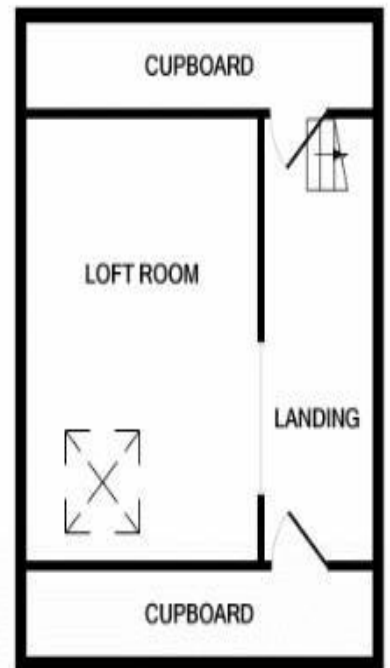
**DISCLAIMER NOTICES** The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.



GROUND FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 802 SQ.FT.  
(74.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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