



161, Ground & First Floor Maisonette, Durnford Street, Stonehouse, Plymouth, PL1 3QR

Guide Price £400,000



'Durnford Street' is one of Plymouth's most iconic addresses famed for its beautiful Georgian terraces and historic buildings. Set on the Waterside Peninsula of Stonehouse with the popular Royal William Yard, which hosts a range of restaurants, ferries and cafés. The Peninsula itself offers plenty to do both in and off the water.

This most charming and interesting maisonette has been thoughtfully designed and is nestled at the end of Durnford Street and within very close proximity to the Stonehouse Lawn Tennis Club.

In brief this unique property consists of: Communal entrance where there is access to this flat and one other. From here a door leads into the property where there is a spacious living room, Dining Room, W.C with wash hand basin and spacious Kitchen/Breakfast Room. This leads into a conservatory where there is also access to a laundry/utility room.

From the conservatory there is access to a spacious integral garage which benefits from light and power. Internally, stairs rise to the first floor. Here there are two bedrooms. Bedroom One benefits from a dual aspect with pleasant and charming views across towards Nazareth House. There is a further bedroom and a family shower room on this level.

Externally, to the rear, there is a charming, enclosed garden which offers a selection of well stocked shrubs and bushes.

Importantly, underneath the apartment is a self-contained basement apartment. Although the apartment would benefit from a course of modernisation and renovation, it will make a superb opportunity for additional income, or for a family member to enjoy independent living.

A viewing can be highly advised.

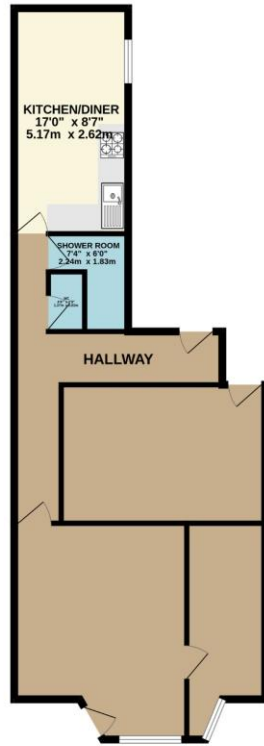
We understand the apartment is held on Lease and we are currently awaiting more detailed information. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



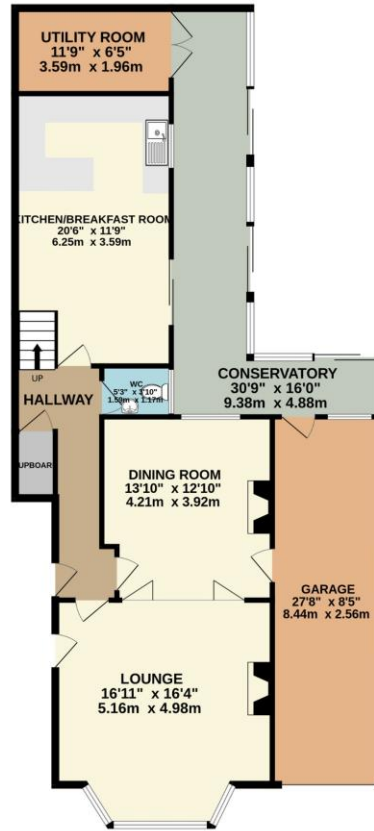
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



BASEMENT
748 sq.ft. (69.5 sq.m.) approx.



GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 2331 sq.ft. (216.6 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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