



7 Russell Place,
Pennycomequick, Plymouth, PL4 6NJ



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£400,000

Pennycomequick, Plymouth, PL4 6NJ

Occupying a fabulous location within easy walking distance of the City Centre, University, and Central Park, this splendid and intriguing Grade II Listed Gothic style Victorian residence.

The versatile accommodation, which has much character commensurate with this era, briefly, comprises of 2/3 receptions, 4/5 bedrooms, a kitchen/breakfast room, utility, and 3 bathrooms.

Externally there is a large double garage with parking for 2/3 vehicles. To the rear is an enclosed courtyard, whilst the front gardens are of a good size, with lawns and flower beds, and enjoy a southerly and sunny aspect.

This is a rare opportunity to acquire a charming and spacious family home, and an internal inspection can be strongly recommended.

AGENT NOTE; COVID 19 " Out of total respect to the present situation we all find ourselves in, and in utter deference to Government Guidelines, we would like to mention that any properties we have recently listed, are either vacant , or if occupied, the vendors have taken the photographs themselves.

GROUND FLOOR

TRIPLE GARAGE 30' 1" x 14' 6" (9.19m x 4.42m)
COURTYARD 5' 4" x 14' 6" (1.63m x 4.42m)
DINING ROOM 17' 7" x 13' 1" (5.38m x 4.01m)
SITTING ROOM 13' 7" x 20' 2" (4.16m x 6.17m)
DRAWING ROOM 9' 11" x 12' 6" (3.04m x 3.83m)
PORCH
KITCHEN/BREAKFAST/FAMILY ROOM 29' 11" x 9' 0" (9.14m x 2.75m)
KITCHEN/STORAGE 10' 4" x 5' 11" (3.16m x 1.82m)
BATHROOM 10' 5" x 7' 1" (3.18m x 2.18m)
UTILITY ROOM 7' 8" x 14' 6" (2.36m x 4.42m)

FIRST FLOOR

MASTER BEDROOM 26' 6" x 9' 0" (8.10m x 2.75m)
ENSUITE
WC
BEDROOM 2 13' 7" x 17' 1" (4.16m x 5.21m)
BEDROOM 3 16' 9" x 13' 5" (5.11m x 4.11m)
BEDROOM 4 9' 8" x 13' 10" (2.97m x 4.24m)

COUNCIL TAX BAND C

LOCAL AUTHORITY Plymouth City Council

POSTCODE FOR SAT NAV PL4 6NJ

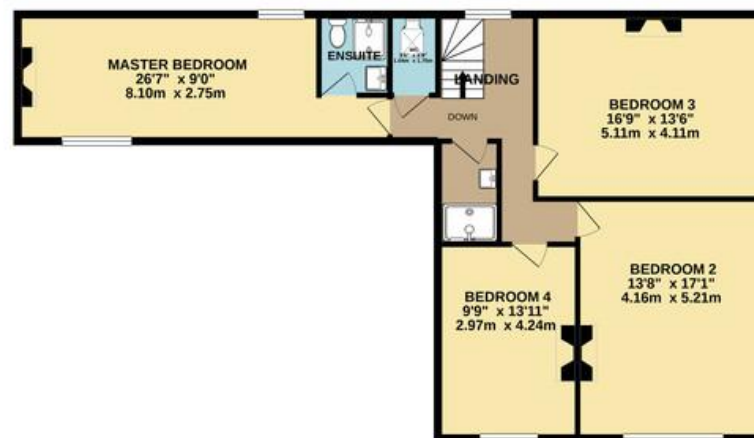
To view this property call Lang Town & Country Estate Agents on 01752 256000



GROUND FLOOR
1738 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2702 sq.ft. (251.0 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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