



4/4a Fore Street

Plympton, Plymouth, PL7 1LZ

£700,000



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AREA

Plympton St Maurice is a sought-after village within an area of conservation, yet close to local amenities and the Ridgeway shopping area. There are excellent primary and secondary schools and leisure facilities including a swimming pool, tennis courts, a bowling green and cricket field. Plympton St Maurice enjoys an active community and amongst many regular events there is an annual Midsummer Lamb Feast which is held on the village green, overlooked by the remains of a Norman castle. The area is ideally located for easy access to the A38, the South Hams countryside and beaches.

FORE STREET, PLYMPTON, PLYMOUTH PL7 1LZ

ACCOMMODATION

Wooden door, with obscured, glazed panels opening into the entrance vestibule.

ENTRANCE VESTIBULE

5'0" x 3'9" (1.54 x 1.15)

Wood parquet flooring. Dado rail. Wooden door with glazed panels opening into the entrance hall.

ENTRANCE HALL

22'11" narr to 7'4" x 22'0" narr to 5'0" (7.01 narr to 2.25 x 6.72 narr to 1.53)

An 'L'-shaped room with wood parquet flooring, picture rail and dado rail. Doors leading to the sitting room and kitchen. Staircase rising to the first floor landing with an open under-stairs storage recess and further storage cupboard. Wooden sash-style single-glazed window to the rear overlooking the garden. Coved ceiling.

SITTING ROOM

19'1" x 15'10" plus bays (5.83 x 4.83 plus bays)

Lovely, light and airy room with twin wooden sash-style single-glazed windows to the front, with fitted shutters. Exposed wooden floorboards. Feature fireplace with an open grate, wood mantel and surround. Coved ceiling and ceiling rose.

KITCHEN

13'5" x 12'11" (4.09 x 3.96)

Wooden sash-style single-glazed windows with window seat to the rear. Exposed stone floor. Fitted with a range of matching base and wall-mounted units incorporating a roll-edged wooden worktop, with inset Belfast sink. Space for a range-style cooker and upright fridge/freezer. Wooden door opening to the rear garden. Dimplex night storage heater. Staircase rising to the half landing and first floor landing.

HALF LANDING

Steps ascending to the bathroom.

BATHROOM

8'3" x 5'9" (2.54 x 1.77)

Matching suite comprising panel bath with electric Triton shower over, pedestal wash handbasin and low-level wc. Partly-tiled walls. Access hatch to roof void. uPVC double-glazed window to the rear. Small, high level, single-glazed window to the front. Exposed wooden floor. Doorway opening to a dressing area.

DRESSING AREA

4'7" x 3'3" (1.4 x 1.01)

Wall-mounted electric panel heater. uPVC double-glazed window to the rear. Exposed wooden floorboards.

FIRST FLOOR LANDING

Exposed wooden floorboards. Wooden sash-style single-glazed window to the rear overlooking the garden area. Doors leading to the bedrooms. Further door leading up to the second floor. Coved ceiling. Picture rail. 2 storage cupboards.

BEDROOM ONE

19'2" x 15'9" (5.85 x 4.81)

Exposed wooden floorboards. Twin sash-style single-glazed windows to the front with fitted wooden shutters. Picture rail. Coved ceiling and ceiling rose. Feature fireplace with an open grate, marble hearth, surround and decorative marble inset.

BEDROOM TWO

14'0" x 13'7" (4.27 x 4.15)

Exposed wooden floorboards. Twin single-glazed sash-style windows to the front with fitted wooden shutters. Picture rail. Coved ceiling and ceiling rose. Feature fireplace with an open grate, marble hearth, wooden mantel, surround and cast iron inset. Pedestal wash handbasin. Picture rail. Coved ceiling and ceiling rose.

BEDROOM THREE

13'8" x 10'11" (4.18 x 3.33)

Single-glazed sash-style window to the front with fitted blinds and a window seat. Fireplace with an open grate and exposed brick surround. Pedestal wash handbasin. Picture rail.

BEDROOM FOUR

17'2" x 9'6" (5.25 x 2.9)

Feature exposed brick fireplace. Single-glazed sash-style window to the rear overlooking the garden. Picture rail. Ceiling rose.

SECOND FLOOR LANDING

Door opening to the staircase. Wall-mounted Baxi boiler. Doors leading to bedrooms five and six.

BEDROOM FIVE

18'4" x 15'5" (5.59 x 4.7)

Single-glazed sash-style window to the front. Exposed feature stone wall. Exposed whitewashed trusses. Pedestal wash handbasin.

BEDROOM SIX

18'5" x 14'3" (5.62 x 4.36)

Single-glazed sash-style window to the front. Exposed stonework on the chimney breast recesses. Door opening to a store room.

STORE ROOM

7'2" x 3'6" (2.2 x 1.08)

Twin work surfaces, one with an inset circular sink unit. Power and light. Laminate wood flooring.

BEDROOM SEVEN

12'11" x 9'6" (3.7 x 2.9)

Single-glazed window to the roof space. Exposed stone wall to one corner. Access hatch to roof void. Exposed, whitewashed trusses.

OUTSIDE

The property is approached via a large, wooden, secure, electrically operated gate

providing access to a courtyard area, mainly laid to stone chippings, and a paved section to one corner. Access to the 2 car ports. Further wooden gate which opens into the rear garden. Flagstones leading to the gated Mediterranean-style courtyard garden including an Outbuilding with planning permission. Section of lawn including a seating area. Open access to a wood store. Steps leading up to the secret garden which has a shaped buxus hedged area and an upper area, which is laid to lawn, surrounded by a stone wall.

CAR PORT ONE

18'0" x 15'2" (5.5 x 4.63)

Open access with a sloped roof.

CAR PORT TWO

19'9" x 15'3" (6.02 x 4.66)

Open access with a sloped roof.

ANNEXE

Wooden door opening into the entrance hall.

ENTRANCE HALL

12'3" x 3'5" (3.75 x 1.06)

Decorative tiled floor. Wall-mounted night storage heater. Doors leading into the bedroom, bathroom and the lounge.

LOUNGE

12'2" x 9'11" (3.73 x 3.04)

Double-glazed sash-style window to the side overlooking the courtyard garden. Ample space for sofas. Door opening into the kitchen/diner.

KITCHEN/DINER

12'6" x 10'3" (3.82 x 3.14)

Wooden double-glazed windows overlooking the courtyard garden. Exposed slate floor. Matching base and wall-mounted units incorporating roll-edged laminate work surface with inset stainless-steel sink unit. Spaces for cooker and upright fridge/freezer. Wooden door opening to the courtyard garden.

BEDROOM

15'9" x 11'10" (4.81 x 3.63)

Large single-glazed wooden windows to the front. Bookshelf recess. Night storage heater.

BATHROOM

14'8" x 4'3" (4.48 x 1.32)

Exposed stone floor. Bath with a mixer shower attachment and fitted shower over, pedestal wash handbasin and close-coupled low-level wc. Exposed stonework to one wall. Obscured uPVC double-glazed window to the rear. Night storage heater.

OUTBUILDING

This has had recent planning permission and architects drawings to convert it into a two bedroom house. The planning has just run out but can be renewed.

OUTBUILDING ROOM ONE

17'0" x 14'5" (5.2 x 4.4)

Twin wooden stable-style doors. Wooden single-glazed window to the front. Power and light. Doorway opening into room two.

OUTBUILDING ROOM TWO

14'6" x 7'8" (4.43 x 2.35)

Wooden door to the front. Access to a mezzanine landing area and what would originally have been a coal bunker.

AGENT'S NOTE

Plymouth City Council

4 Fore Street Council Tax Band: D

4a Fore Street (Annexe) Council Tax Band: A



Road Map



Hybrid Map



Terrain Map



Floor Plan

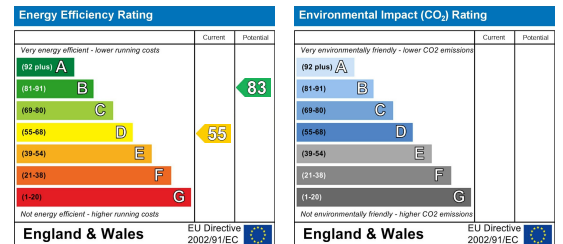


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Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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