



1 Fore Street

Plympton, Plymouth, PL7 1LZ

Offers Over £280,000



A unique semi-detached property, situated within the historic area of Plympton St Maurice, benefiting from extensive, south-facing rear gardens & with off-road parking - which is very rare in the street. Tastefully-decorated throughout & retaining many period features, the accommodation briefly comprises a cottage-style kitchen, 3 reception rooms, 2 double bedrooms & a large bathroom.



HOLLYBROOK COTTAGE, 1 FORE STREET, PLYMPTON, PLYM

ACCOMMODATION

Wooden door, with a glass panel inset, opening into the entrance porch.

ENTRANCE PORCH 5'3" x 4'0" (1.618 x 1.220)

Wooden door, with patterned glass inset, opening into the breakfast room. Further wooden door opening to the rear garden.

BREAKFAST ROOM 12'8" x 8'4" (3.877 x 2.548)

Doors providing access to the lounge and kitchen. Door providing access to the staircase. Under-stairs storage cupboard. uPVC sash window to the front elevation.

KITCHEN 10'3" x 10'2" (3.127 x 3.101)

2 uPVC double-glazed windows to the front elevation. uPVC stable-style door to the side elevation. Space for a fridge/freezer. Space for a range-style oven with hob and extraction over. Space for a dishwasher. Matching base and wall-mounted units incorporating laminate wood-effect roll-edged work surfaces with inset stainless-steel double sink bowls. Storage cupboard housing the washing machine, gas boiler and consumer unit.

LOUNGE 12'11" x 12'4" (3.962 x 3.775)

uPVC double-glazed window to the side elevation. Feature fireplace with ornate surround, housing a multi-fuel burner. Open plan access into the dining room.

DINING ROOM 15'1" x 8'9" (4.6 x 2.691)

uPVC double-glazed window to the side elevation. uPVC French doors opening to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 12'2" x 11'7" (3.71 x 3.531)

uPVC sash-style window to the rear elevation. Feature fireplace.

BEDROOM TWO 9'5" x 9'5" (2.879 x 2.881)

uPVC sash-style window to the side elevation. Access hatch with pull-down ladder to partly-boarded, insulated loft void with power and lighting. Built-in storage cupboard.

BATHROOM 12'8" x 8'4" (3.877 x 2.548)

Shower cubicle with an electric Triton shower, free-standing claw foot bath with shower attachment, pedestal wash handbasin and low-level wc. uPVC sash-style window to the front elevation. Extractor fan.

OUTSIDE

To the rear there is a patio area which is perfect for al-fresco style dining, with steps leading down onto extensive gardens that include a selection of mature planted borders, vegetable planters and trees with a shed and a greenhouse. Towards the rear there is a beautiful wild area that backs onto a stream.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: D

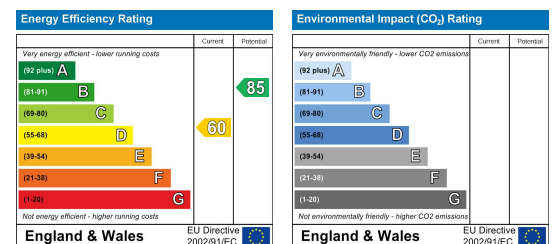
Area Map



Floor Plans



Energy Efficiency Graph



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