



62 Fore Street

Plympton, Plymouth, PL7 1NB

£575,000



This charming grade II listed terrace property is situated in the beautiful conservation area of Plympton St Maurice with accommodation comprising 2 reception rooms, an open plan, modern kitchen/diner & downstairs cloakroom together with 3 bedrooms, master ensuite & a large family bathroom. The property benefits from a good-sized rear garden, a garage & a garden room.



THE RETREAT, FORE STREET, PLYMPTON PL7 1NB

ACCOMMODATION

Wooden door, with obscured glass panelling, opening into the entrance porch.

ENTRANCE PORCH 3'11" x 4'5" (1.216 x 1.37)

Wooden door, with inset glass panelling, leading into the entrance hall.

ENTRANCE HALL

Doors leading to the lounge, dining room, sitting room and kitchen/diner. Stairs ascending to the first floor landing. Storage cupboard.

LOUNGE 15'5" x 11'1" (4.715 x 3.38)

Single-glazed wooden-framed sash-style bay window to the front elevation.

DINING ROOM 11'7" x 11'3" (3.54 x 3.43)

Fireplace set onto a slate hearth. Single-glazed wooden-framed sash-style bay window to the front elevation.

SITTING ROOM 10'3" x 11'1" (3.129 x 3.38)

Feature fireplace with inset log-burner set onto a slate hearth with wooden mantel over. uPVC double-glazed sash style window to the rear elevation.

OPEN PLAN KITCHEN/DINER 21'1" x 16'9" (6.428 x 5.11)

Fitted with a matching range of contemporary high-gloss base and wall-mounted units incorporating roll-edged laminate worktops with inset composite one-&-a-half bowl sink. Integral dishwasher, under-counter fridge and freezer. Spaces for washing machine and Rangemaster oven with extractor over and splash-back. uPVC double-glazed overhead lantern roof. Wooden-framed double-glazed sash-style window to the rear elevation. Wooden double doors giving access to the rear courtyard. Door leading to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Fitted with a close-coupled wc and corner wash handbasin with mixer tap over and tiled splash-back. Obscured wooden-framed double-glazed window to the side elevation. Extractor.

LANDING

Door through to the bathroom. Access to the loft. uPVC double-glazed LED lit window to the rear elevation.

BEDROOM ONE 16'1" x 12'3" (4.916 x 3.75)

Door leading to the ensuite. Single-glazed wooden-framed sash-style bay windows to the front elevation.

ENSUITE

Comprising a shower cubicle with electric shower, vanity-style wash handbasin with mixer tap over and storage beneath and close-coupled wc.

BEDROOM TWO 11'10" x 11'7" (3.620 x 3.54)

Single-glazed wooden-framed sash-style bay window to the front elevation.

BEDROOM THREE 9'4" x 10'6" (2.851 x 3.21)

Selection of built-in wardrobes. uPVC double-glazed LED lit window to the rear elevation.

BATHROOM 12'5" x 9'1" (3.796 x 2.79)

A spacious bathroom comprising a large panelled bath and double-sized walk-in electric shower together with a pedestal wash handbasin and low-level wc. Extractor. Large storage cupboard housing the boiler. Access to the loft void. 2 uPVC LED lit windows, with obscured glass insets, to the side elevation.

GARAGE 16'3" x 16'4" (4.971 x 5.00)

Double electric roller door. Power and lighting. Door accessing the garden room. Wooden single-glazed window to the rear elevation.

GARDEN ROOM 16'7" x 16'10" (5.063 x 5.14)

uPVC double-glazed French doors opening into the garden. Wooden-framed single-glazed windows. Electric points. Space for under-counter fridge.

OUTSIDE

The property is approached from the pavement. Adjacent to the rear of the property there is a courtyard area with a storage cupboard, water tap and an electrical point. Steps then lead up to areas laid to lawn and patio - ideal for entertaining and bordered by plants and fruit trees. From the lawn and the garden room there is access to a decking area. Wooden courtesy door to the garage.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

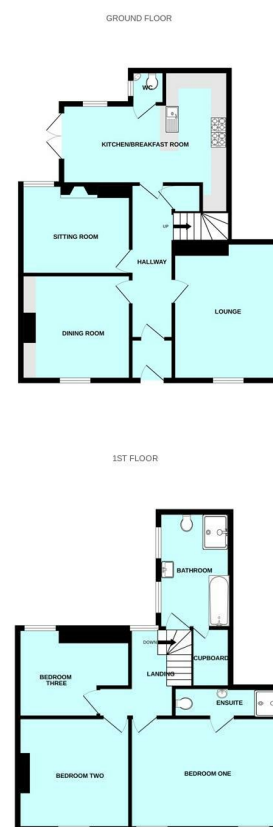
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans



Energy Efficiency Graph

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