



## 9 Cottage Mews

Plympton St Maurice, Plymouth, PL7 1HT

£400,000



Wonderfully-presented end-terraced house situated in a quiet cul-de-sac in the St Maurice area of Plympton with accommodation briefly comprising kitchen/diner, lounge, conservatory, utility & downstairs cloakroom whilst upstairs hosts 4 generous bedrooms, a principal ensuite & family bathroom. To the front of the property there is a driveway providing off-road parking for 2 vehicles which leads to a double garage. To the rear there is a sunny, enclosed garden which wraps around the property.





COTTAGE MEWS, PLYMPTON ST MAURICE, PLYMOUTH PL7 1H

ACCOMMODATION

Wooden door with inset obscured double-glazed glass opening into the dining area.

DINING AREA 15'4" x 11'4" (4.68 x 3.47)

Stairs ascending to the first floor landing with storage beneath. uPVC double-glazed window to the front elevation. Door opening into the lounge. Open plan access into the kitchen.

LOUNGE 20'8" x 9'10" (6.32 x 3.0)

uPVC double-glazed square bay window to the front elevation. Feature wall-mounted inset log-effect gas fire. uPVC double-glazed French patio doors opening into the conservatory.

CONSERVATORY 13'2" x 9'9" (4.03 x 2.99)

Constructed beneath a polycarbonate roof on a brick base with uPVC double-glazed windows to both sides and the rear elevation. uPVC double-glazed door opening to a patio area. uPVC double-glazed door to the opposite site opening to another patio area.

KITCHEN 9'3" x 8'9" (2.84 x 2.69)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-burner gas hob and an extractor above. One-&a-half bowl stainless-steel sink unit with mixer tap. Integrated oven and grill. Space for an upright fridge/freezer. Plumbing for a dishwasher. uPVC double-glazed window to the rear elevation. Door opening into the utility.

UTILITY 5'6" x 5'5" (1.7 x 1.66)

Range of base and wall-mounted units to match the kitchen incorporating a square-edged laminate worktop with a stainless-steel sink. Space for a washing machine. Wall-mounted boiler. Door opening to the downstairs wc. Wooden door with inset obscured glass opening to the garden.

DOWNSTAIRS WC 7'1" x 5'7" (2.18 x 1.71)

Low-level wc and a wall-mounted wash handbasin. Extractor.

FIRST FLOOR LANDING 10'4" x 2'10" (3.17 x 0.87)

Doors providing access to the first floor accommodation. Storage cupboard. Access hatch to insulated, partially-boarded loft with lighting.

BEDROOM ONE 10'0" x 9'9" (3.06 x 2.98)

Built-in double wardrobes. Door opening into the ensuite. uPVC double-glazed window to the front elevation.

ENSUITE 6'4" x 5'8" (1.95 x 1.74)

Corner shower unit with waterfall and hand-held attachments, storage unit with inset wash handbasin and mixer tap and low-level wc. Partially aqua-boarded. Extraction. Shaving point. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 11'8" x 8'8" opening to 12'1" (3.58 x 2.65 opening to 3.69)

Built-in double wardrobes. uPVC double-glazed window to the front elevation.

BEDROOM THREE 8'9" x 7'9" (2.68 x 2.38)

uPVC double-glazed window to the rear elevation overlooking the garden, with views out over Pathfields.

BEDROOM FOUR 8'9" x 6'9" opening to 10'0" (2.68 x 2.08 opening to 3.05)

uPVC double-glazed window to the rear elevation overlooking the garden with views out over Pathfields.

BATHROOM 7'1" x 3'10" (2.18 x 1.171)

Fitted with a matching suite comprising a panelled bath with mixer tap and shower over, pedestal wash handbasin with mixer tap and a low-level wc. Extraction. Shaving point. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

DOUBLE GARAGE 16'1" x 15'8" (4.91 x 4.78)

Electric roller door. Lighting and ample power points. Mezzanine storage level. Courtesy door opening to outside.

OUTSIDE

The front of the property is approached from the road and is laid to block brick paving. To the side there is a double garage with parking for 2 vehicles in front. A gate to the side provides access to the garden. The garden is fully enclosed, sunny and designed for ease of maintenance, laid out over a variety of levels including decorative stone chippings, decking, patios and various storage spaces, beautifully decorated with mature shrubs and rockery plants. External power and water.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

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

WHAT3WORDS

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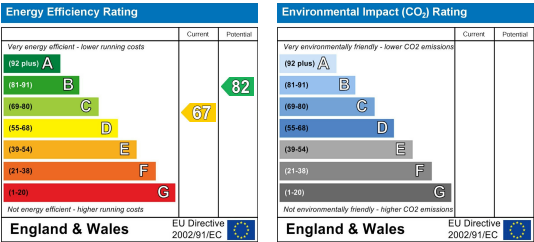
Area Map



Floor Plans



Energy Efficiency Graph



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