



The Retreat, Fore Street
Plympton St Maurice
Plymouth, PL7 1NB

Offers Over £500,000

LUKE BOON
POWERED BY exp UK



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>EXEMPT</div>		
England & Wales EU Directive 2002/91/EC		

EPC Graph

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Nestled in the heart of Plympton St Maurice, Fore Street is a popular residential location in central Plympton. Filled with charm and character, Fore Street is located in a conservation area, with historic and open green spaces located close by. Home to Castle Green where the ruins of Plympton Castle remain, Pathfields, which leads to the Ridgeway Shopping Centre. Plympton St Maurice is home to two local public houses, St Elizabeth House, Plympton St Maurice Guildhall and Plympton St Maurice Parish Church.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres. The Ridgeway Shopping Centre has a wide range of local and national, traders, eateries and pubs.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

Estimated to be built in the 18th Century, you enter the property into a large porch area, which has space for shoes and coats and a door leading through to the entrance hall. The entrance hall has doors leading through to the lounge, formal dining room, snug and kitchen/dining room. There are stairs leading up to the first floor landing and a large under stairs storage cupboard. The hallway is well presented with wall mounted lighting to finish.

Located at the front of the property is a the lounge, which has a large sash window to the front elevation, overlooking the surrounding area. The lounge is well presented, with wall mounted lighting to finish. The formal dining room is a similar size, with a large sash window to the front elevation and wall mounted lights. There is potential to re-instate an open fire as the chimney is open, but would need to be checked and swept before use. Behind the dining room is the snug or second lounge, which has a sash window to the rear elevation overlooking the rear courtyard and a wood burner. This room has previously been used as a guest room or fourth bedroom.

Located at the rear of the property is the open plan kitchen/dining room. The room is superbly presented, with dual aspect windows and doors to the side and rear elevation and a large skylight, which floods the room with natural light. The kitchen is well equipped, with a wide range of wall and base mounted units and space for a range of appliances. There is a breakfast bar, with space for four seats, which divides the space wonderfully. The dining area has space for a large table and chairs and has a door leading through to a downstairs cloakroom, which has a low level w/c, hand wash basin and a window to the side elevation.

Upstairs, the landing leads through to all three bedrooms and the family bathroom. There is a seating area, with a window to the rear elevation, which overlooks the rear garden via a sash window, the perfect space to enjoy a book. The landing has a hatch giving access to the fully boarded loft, which has previously held planning permission to be converted to create two additional bedrooms, with an en-suite and a bathroom (lapsed in 2018).

The principle bedroom is located at the front of the property and is a wonderful size. With two sash windows to the front elevation, a fitted mirrored wardrobe and access through to the en-suite shower room. The en-suite is compact and is fully tiled, with a walk in shower, low level w/c, hand wash basin, heated towel rail and an extraction fan to finish. Bedroom two is also located at the front of the property and has a large sash window to the front elevation and is a good double size. Bedroom three is a good double size, with a sash window to the rear elevation and a range of fitted wardrobes, offering excellent storage space. Located at the rear of the property is the four piece bathroom, which has two obscured sash windows to the side elevation and access through to a large storage room housing the combi-boiler.

The bathroom is well presented, with a bath, separate walk-in shower, low level w/c, hand wash basin and an extraction fan to finish. The property is full of period features and is finished to an excellent standard throughout.

Externally, the rear garden is walled and private and has been landscaped. Accessed via the open plan kitchen/dining room, there is a small flagstone patio area, which has steps leading up to a second flagstone patio area and through to an external cupboard. The second patio is raised and has space for a large bistro table and chairs, power points and leads onto the lawn. The lawn is level and is flanked by a pathway leading up to the double garage, with raised beds on the other side of the lawn. There are steps up to a raised decking area, with additional space for a bistro table and chairs and French doors leading through to the bar.

The bar has been loosely converted, with French doors opening out onto a raised decking area and has power and lighting. There is a window to the rear elevation overlooking the rear garden. There is storage space above the ceiling and a door leading into the double garage.

The double garage is a great size with an electric roller door which opens out onto a rear service lane. The roof is pitched, with storage space above the bar area, with a flagstone floor, power and lighting and doors leading through to the bar area and the garden. There is a window to the rear elevation overlooking the rear garden.

Tenure - Freehold
Services - Mains Water, Drainage, Electricity, Gas. Access to Fibre Broadband
Location - Conservation Area
Listing - Grade II Listed
EPC - Exempt
Council Tax Band - D

