



Luscombe Maye
Since 1873

Slate House, Fore Street,
Plympton St Maurice, PL7
1NB

Guide Price £350,000



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Sought-after location in historic
Plympton St Maurice

Superb Georgian end-of-terrace
house

3 double bedrooms (1 en-suite)

Wide garage

Kitchen & utility



Full Description

ACCOMMODATION

This lovely Georgian town house combines the old with the new superbly with a plethora of character features, such as a large feature fireplace with log burner on a slate hearth in the sitting room and stripped wooden floorboards, in addition to a range of more modern features including substantial built-in wardrobes to bedrooms 1 and 2, an en-suite shower to the main bedroom and a utility room, making it a great prospect for a wide range of buyers. The house also benefits from well-proportioned rooms, an abundance of natural light and lovely Southerly views from the front bedrooms.

An entrance porch provides space for removing coats and shoes, with a cupboard for storage, and leads on into the sitting room which is of excellent proportions with steps up to a separate dining area. An open aspect leads through to the kitchen which is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under, incorporating a 1½ bowl sink unit with mixer tap and a built-in Belling range style oven with extractor over. Steps lead, with a door giving access to the garden, up to the utility which is fitted with units and work surface to match the kitchen and incorporates space and plumbing for a washing machine and tumble dryer.

A curved wooden staircase rises from the dining room and turns to the first floor landing with doors to two double bedrooms and the family bathroom, which is fitted with a matching suite comprising a panelled bath with mixer tap and shower attachment over, low level WC and vanity unit with inset sink and cupboard under.

From the landing, a further wooden staircase rises and turns with skylight to the second floor landing. A door leads to the main bedroom which benefits from an en-suite shower room (with a feature glass block wall section allowing in light, a corner shower cubicle, low level WC and vanity unit with inset sink and cupboard under), in addition to access to the loft eaves storage space, which spans the whole width of the house.

OUTSIDE

To the rear of the property, steps lead up from the utility with a path flanked by well-stocked flower and shrub borders with specimen plants including roses, lavenders, box hedging and clematis. There is a small lawn area in addition to a good-sized patio providing a wonderful space for outdoor entertaining. A path runs alongside the garage to a gate giving pedestrian access to School Lane.

GARAGE

Accessed via School Lane to the rear, the garage is a very large single with electric up and over door, a window and pedestrian door overlooking the garden, and substantial eaves storage.

SITUATION

Plympton St Maurice is located on the outskirts of Plymouth, close to the South Hams Area of Outstanding Natural Beauty. Protected by a Conservation Order and with an active local community, there is a real village feel to the area. It has a 15th century church and there are the remains of a Norman castle with Motte-and-Bailey which form part of 'The Green'. More contemporary facilities nearby are a 'Good' primary school, two public houses and St Elizabeth House fine dining restaurant and hotel. In Plympton further amenities include a doctor's surgery, the Ridgeway shopping area, two secondary schools, supermarkets, library, swimming pool, tennis courts, bowling green and cricket field. The city centre of Plymouth is approximately 20 minutes away and there is a regular bus service.

Plymouth itself is an historic and vibrant waterside city, well provided with colleges, grammar and public schools, a modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound and the Plymouth Life Centre. Outdoor pursuits are also in close proximity with cycling on the Plym Valley Cycle Trail, walking, climbing and horse-riding on nearby Dartmoor National Park, golf at Boringdon and Elfordleigh and beaches such as Wembury and Mothecombe.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

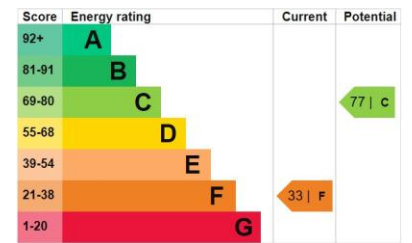
Freehold.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044
Online viewing available upon request.

LETTINGS

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58 Fore Street, Plympton St Maurice, PL7 1NB

Approximate Gross Internal Floor Area = 117.5 sq m / 1265 sq ft
Garage Area = 22.2 sq m / 240 sq ft
Total Area = 139.8 sq m / 1505 sq ft

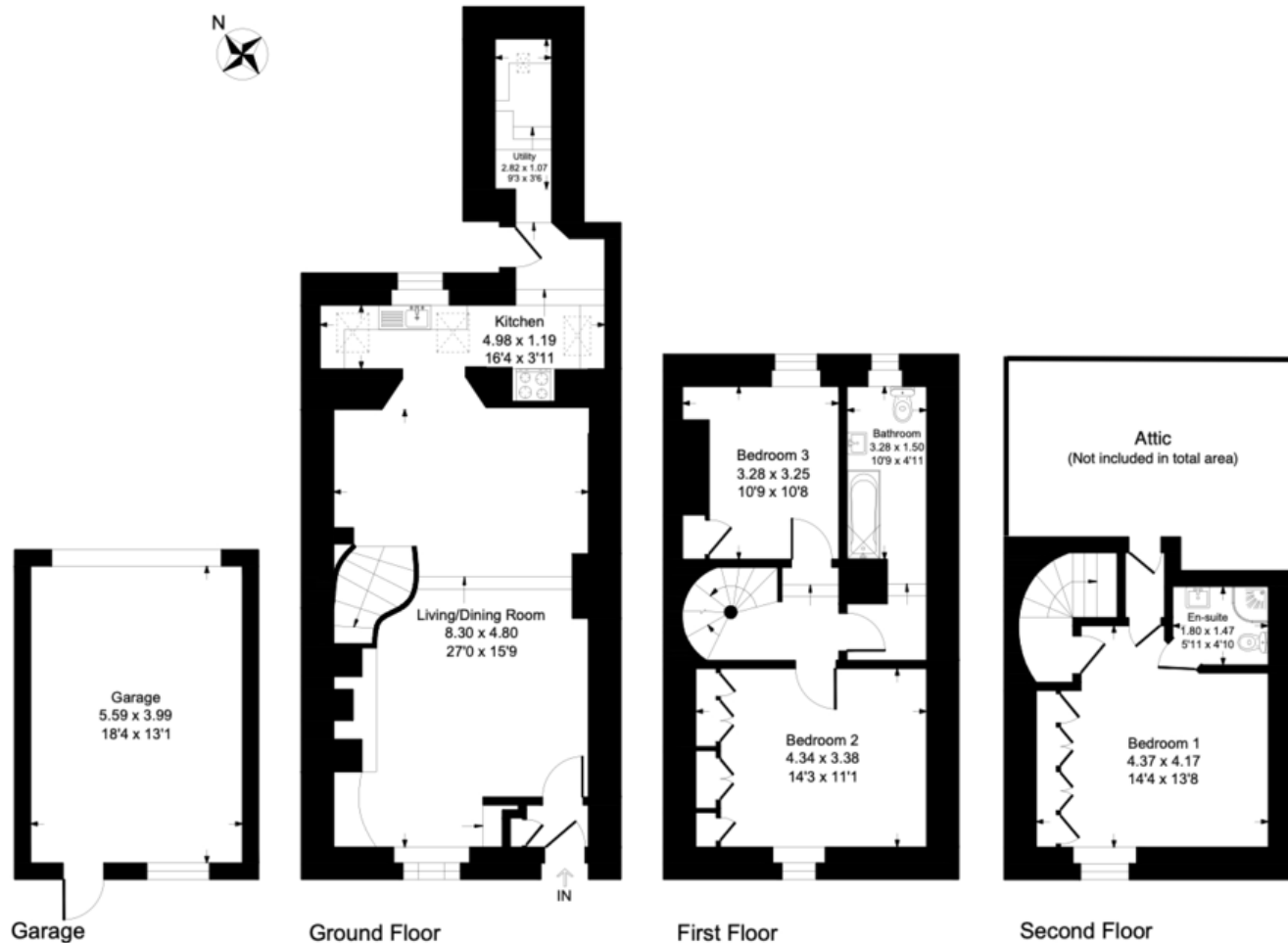


Illustration for identification purposes only, measurements are approximate, not to scale.



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