



Slate House, 58 Fore Street, Plympton St Maurice PL7 1NB



Guide Price £350,000

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.

SERVICES

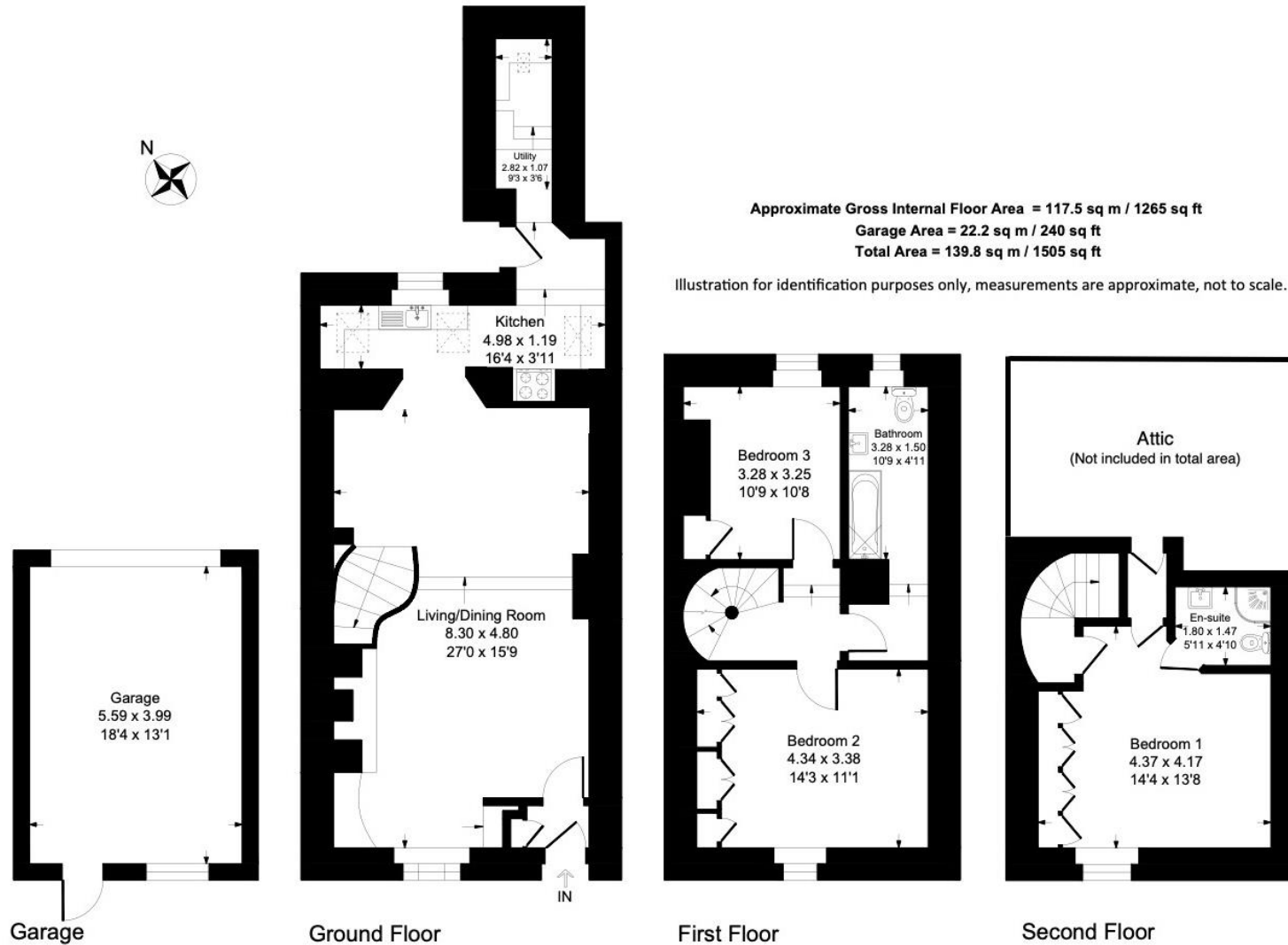
Mains gas, electricity, water and drainage.

TENURE

Freehold.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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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