



Luscombe Maye

Since 1873

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

Guide Price £350,000

3 2 2



DESCRIPTION

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.

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

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



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

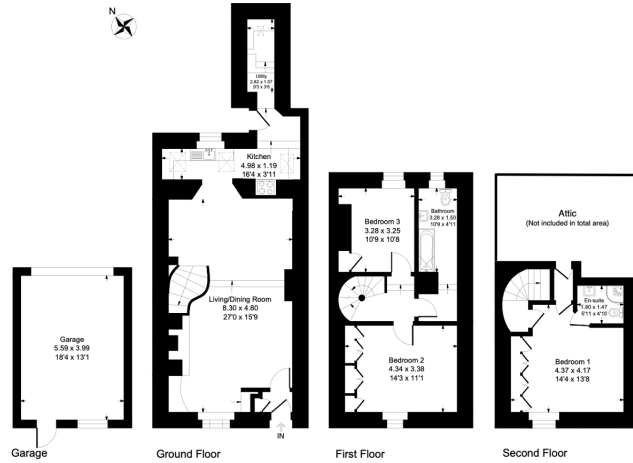


Illustration for identification purposes only, measurements are approximate, not to scale.

- Sought-after location in historic Plympton St Maurice
- Superb Georgian end-of-terrace house
- 3 double bedrooms (1 en-suite)
- Wide garage
- Kitchen & utility
- Open plan living/dining room with woodburner
- Wealth of character features
- Countryside views to the front
- Garden with terrace enjoying a Southerly aspect



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		

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