



7 Crabtree Villas, Plymouth PL3 6EN



### Accommodation

Frosted glazed double wooden front doors lead to an Entrance Porch with a further frosted glazed wooden door with feature stained glass transom window leading to the Entrance Hall which, in turn, has wooden panelled doors to all rooms.

The Sitting Room is a light and spacious room with a large bay window to the front enjoying stunning views of the River Plym and Saltram Estate beyond. There is a wall-mounted electric fire with a capped-off gas point should one wish to install an alternative system. On the other side of the hallway is a similar room which could be utilised as a dining room, home office or bedroom, and which also benefits from a large bay window to the front with views of the river. There is a Downstairs Bathroom with a frosted window to the rear, which is fitted with a suite comprising a large shower cubicle, low level WC, pedestal hand basin with mixer tap, heated towel rail and fully tiled walls and floor.

The Kitchen/Dining Room has windows to the side and rear and a frosted glazed door to the rear, and 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, electric oven with gas hob and extractor over, wall mounted Vaillant boiler, space for fridge/freezer and feature splashback tiling. There is also a recess next to the back door which provides space for a washing machine and tumble dryer.

A door leads from the entrance hall into an Inner Hallway with a number of cupboards providing a number of storage solutions, and a door to Bedroom 4, which is a small double with a large window to the rear.



Stairs rise from the inner hallway with further small storage cupboards on the stairwell, and turn to the First Floor Landing with doors to both first floor rooms. The Main Bedroom has a large picture window to the front, taking advantage of the stunning views, and one wall is fully fitted with mirror-fronted wardrobes which are currently set up to provide a dressing table with hanging space either side. A further cupboard provides extra storage, and there is a door leading to the En-Suite Wet Room which is fitted with a counter-top sink unit with mixer tap, splashback tiling and drawer under, a low level WC, a mirror-fronted cabinet and a fully tiled walk-in shower. There is also access to useful eaves storage.

Bedroom 3 has some limited head height, with Velux windows to the side, providing gorgeous southerly views downriver, and rear, in addition to further extensive eaves storage space.

## Outside

To the front of the property, a gate gives access to steps that lead up to the front door with an elevated deck which is perfect for al fresco dining or for observing the myriad wildlife on and around the river. The remainder of the front garden is mainly grassy tiers with mature hedges and other planting providing further interest. A pedestrian gate leads to the rear of the property.

To the immediate rear of the house is a sheltered courtyard with two useful store rooms (one originally serving as an outhouse, for which plumbing remains). There is the potential to extend the property over this courtyard, subject to the necessary consents. Stairs rise to a small terrace and continue up to a large balcony underneath the upper deck which currently provides useful storage space, but could be converted to provide a lovely covered terrace. Further up, the upper deck is a spectacular feature, providing a substantial area from which to enjoy the nearly 180° panoramas up and down the river, even as far as Dartmoor. There are useful power sockets and a path leads to a pedestrian gate to the rear. The steps rise one final time to the garages and workshop.

## Double Garages

The property benefits from two substantial double garages, each with up and over doors to the front, light and power, one also with an outside tap. The garage entrances are located on Military Road behind the property.

## Workshop

The Workshop is a fantastic space with excellent potential for any number of uses. There are windows along the whole front elevation enjoying the far-reaching views, light and power, in addition to a useful lobby area fitted with a stainless steel sink unit.

## Material Information

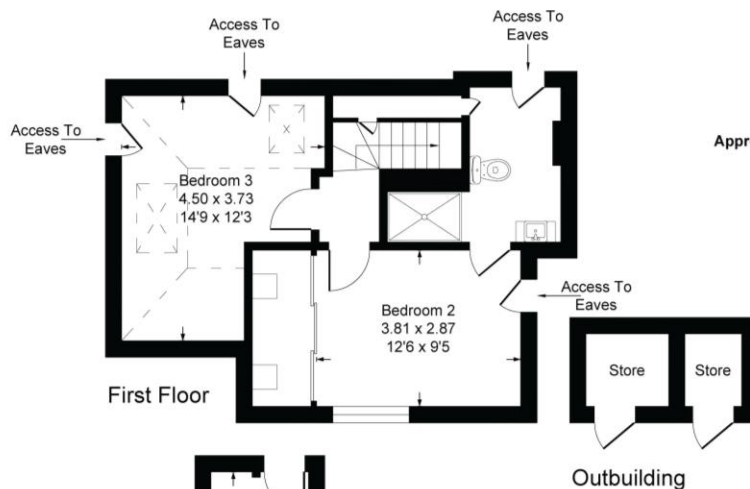
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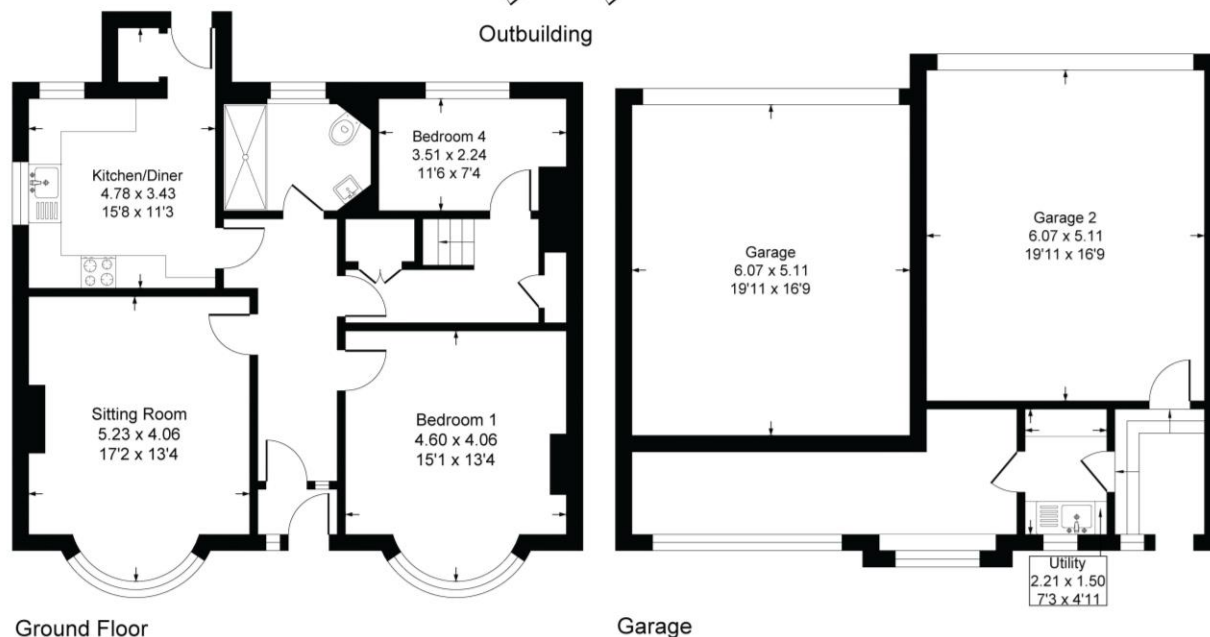


Use the QR code for further "Material Information" about this home





Approximate Gross Internal Floor Area = 113.6 sq m / 1223 sq ft  
 Garage Area = 85.9 sq m / 925 sq ft  
 Outbuilding Area = 3.5 sq m / 38 sq ft  
 Total Area = 203.0 sq m / 2186 sq ft



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