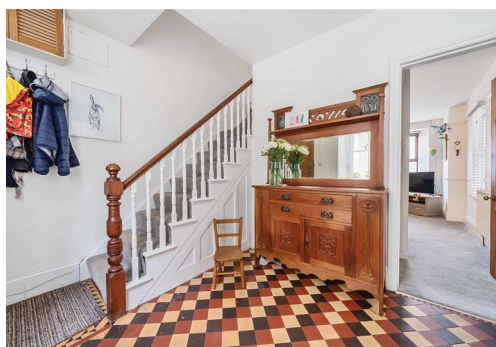




Fore Street



Plymouth City Centre Approx 5 miles.
Exeter Approx 40 miles. Newquay Approx
55 miles.

A delightful, three bedroom property with a wealth of charm and character throughout, situated within the sought after conservation area of Plympton St.Maurice.

- Period Terraced Property
- Spacious Accommodation Set Over Four Floors
- Three Double Bedrooms
- Family Bathroom
- Enclosed Rear Courtyard with Storage
- Additional Versatile & Private Detached Garden
- Freehold
- Council Tax Band C

Offers In Excess Of
£325,000

SITUATION

The sought-after location of Plympton St Maurice is an unspoilt village ideally situated within an area of conservation and is by-passed by major roads. It has a pretty 15th Century church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Festival Lamb Feast. Local amenities are just a short stroll away, at the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are all within walking distance and local leisure facilities include swimming, tennis courts, bowling green and cricket field. Plympton St Maurice has a vibrant and active community enjoying a variety of social events. Perfectly located with excellent links to the A38/Devon Expressway, the favourable sunny beaches of the South Hams Coast and Countryside.

DESCRIPTION

A mid-terrace period property dating back late circa 1800's. This well presented property boasts versatile and spacious accommodation throughout, which is arranged over four floors and enjoys an enclosed private rear courtyard as well as a detached versatile 'secret garden' which is private, generous in size and a great area to keep chickens, grow vegetables and enjoy some peace and quiet.

ACCOMMODATION

This charming home comprises of a large dual aspect entrance hall with a staircase rising to the first floor and a door leading to the sitting room, which is also spacious and dual aspect with a

staircase leading to the lower ground floor kitchen/diner. The kitchen diner has a range of matching fitted units and cupboards with ample space for dining furniture. A door leads out to the courtyard which also benefits from a covered area, storage shed and utility cupboard housing a recently fitted Worcester Boiler and space for a tumble dryer. The first-floor landing leads to the three piece family bathroom and two double bedrooms whilst a further staircase gives access to a large converted attic room.

OUTSIDE

The property enjoys views across the village and adjoining countryside. The rear courtyard has a covered area and is also gated providing a child/pet safe area and benefits from a storage shed and utility cupboard. The detached 'secret garden' has been recently landscaped creating a great space for BBQ's and entertaining, there is also a very useful storage shed/summerhouse. This fantastic outdoor space has lots of scope and is perfect for those looking to create flower/vegetable gardens, keep chickens and enjoy peace and quiet.

SERVICES

Mains Electric, Gas, Water & Drainage. Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

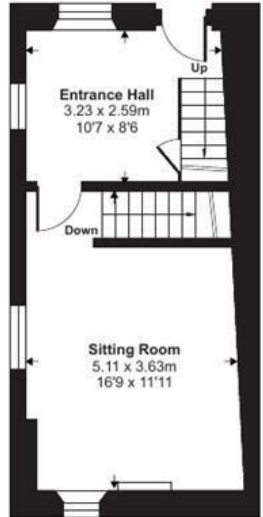
DIRECTIONS

What3Words - remove.sleepy.skip

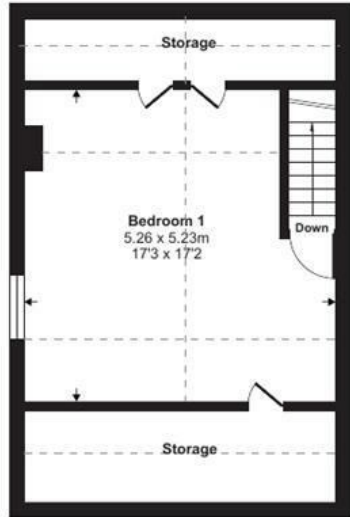


Approximate Area = 1107 sq ft / 102.8 sq m (excludes store)
 Limited Use Area(s) = 280 sq ft / 26 sq m
 Outbuilding = 50 sq ft / 4.6 sq m
 Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale

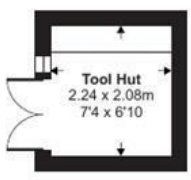


First Floor

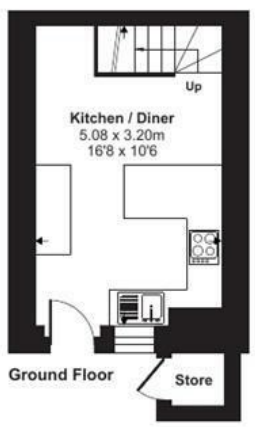


Third Floor

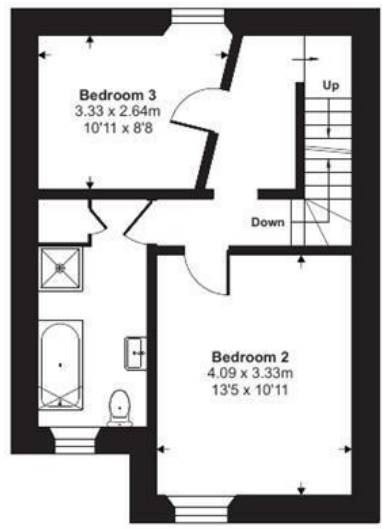
Denotes restricted head height



Outbuilding



Ground Floor



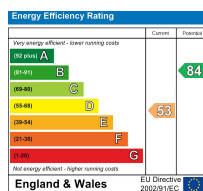
Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1095218

These particulars are a guide only and should not be relied upon for any purpose.

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