



39 Fore Street



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

A beautiful Georgian residence with an abundance of charm and period features. This spacious family home offers versatile accommodation throughout and is set over four floors.

- Georgian Terraced Family Home
- Generous & Versatile Accommodation Set Over Four Floors
- Well Maintained & Recently Refurbished
- Two Reception Rooms
- Kitchen/Breakfast Rooms
- Four Double Bedrooms
- Large Family Bathroom & Separate Shower Room
- South Facing Mature Garden
- Freehold
- Council Tax Band D

Guide Price £495,000

SITUATION

The sought after location of Plympton St Maurice is unspoilt village ideally situated within an area of conservation and is bypassed 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 Summer 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 well-presented late Georgian property which has been sympathetically updated in areas and well maintained by the current owners. This charming property is a perfect family home with light, spacious and versatile accommodation set over four floors, offering a variety of period features which include high ceilings, shutters, fireplaces, panelled ceilings, cornices and picture rails. Externally the property has a delightful walled, cottage style garden.

ACCOMMODATION

A wrought iron gate leads through to the entrance with electric/gas meters, brick paved flooring, a wooden door leads through to a convenient entrance vestibule with doors to the entrance hallway and through to the garden. The welcoming hallway has staircases to both the first floor and the lower ground floor. The hallway has a storage cupboard with ample space for a

variety of uses and a downstairs cloakroom, doors lead to the main reception room and kitchen/breakfast room. The generous reception room, has sash windows with original shutters to the front aspect of the property and a marble feature fireplace with inset living flame gas fire. The refurbished kitchen/breakfast has delightful views over neighbouring countryside, a modern fitted kitchen with a range of matching cupboards and units with co-ordinating Corian worktops – other benefits include a Neff induction hob, double oven and integrated appliances.

A staircase rises to the first floor landing with two double bedrooms, an attractive, refurbished five piece bathroom of an excellent size with an additional separate W.C. Stairs rise again to the second floor providing access to a further two double bedrooms and a shower room with W.C. The lower ground reception room is of generous proportions and is a delightful versatile living space with a feature fireplace with woodburning stove and French doors to the beautiful garden.

OUTSIDE

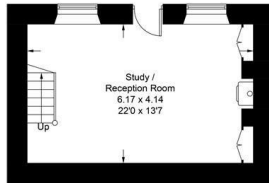
The delightful enclosed rear garden can be accessed via the entrance vestibule or the downstairs reception room. The south facing, walled garden is divided in sections of thoughtful and mature planting incorporating a variety of plants, flowering shrubs and trees including wisteria, varieties of roses and apple trees. There are a various seating areas along with a stone-built outhouse with lighting, power and plumbing.

SERVICES

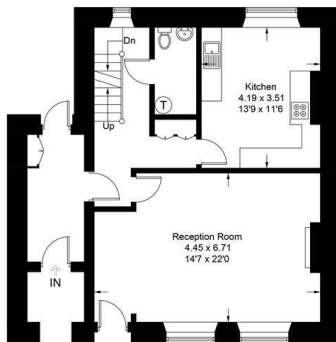
Mains Gas, Electric, Water & Drainage
Council Tax Band - D
Based on the latest data available to Ofcom, the property has Superfast broadband and mobile providers EE & O2 are likely to be available at the property.



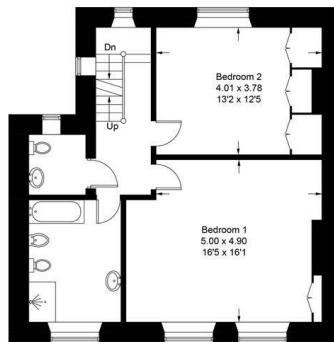
Approximate Gross Internal Area = 220.5 sq m / 2374 sq ft



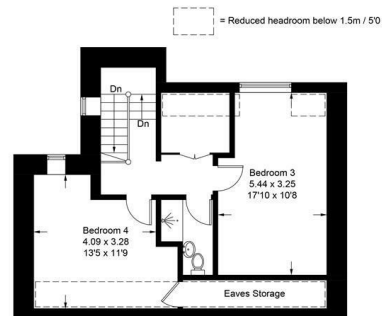
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116599)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-65) D
(72-80) E	(45-54) F	(35-44) G	(2-48) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		76	42

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