



## 13 Channel View Terrace

Lipson, Plymouth, PL4 8SH

£325,000



Older-style bay-fronted period townhouse in a lovely position enjoying views over Plymouth towards Plymouth Sound. The spacious accommodation, briefly, comprises an entrance hall, bay-fronted lounge, separate dining room, breakfast room, kitchen & separate utility/wc. On the first floor a generous landing provides access to 5 bedrooms, family bathroom & separate wc. Westerly-facing rear courtyard & garage. The property has many period features together with mostly uPVC double-glazing & gas central heating.



## CHANNEL VIEW TERRACE, PLYMOUTH, PL4 8SH

### ACCOMMODATION

Front door opening into the entrance vestibule

### ENTRANCE VESTIBULE

Quarry-tiled floor. Original panelling with tiles. High ceilings with ornate covering. Door with etched glass opening into the hallway.

### ENTRANCE HALLWAY 27'3 x 5'11 at widest point (8.31m x 1.80m at widest point)

Providing a spacious approach to the accommodation. High ceilings. Coving. Ornate corbels. Dado rail. Staircase ascending to the first floor. Plentiful under-stairs storage. Access to an inner hallway where an obscured glazed door leads to outside. Doorways providing access to the ground floor accommodation.

### LOUNGE 17' into bay x 14'3 (5.18m into bay x 4.34m)

3-sided bay window to the front elevation. Chimney breast with fireplace. Picture rail. High ceilings. Ornate coving. Ceiling rose. Sliding doors providing access into the dining room.

### DINING ROOM 13'11 x 12'5 (4.24m x 3.78m)

Chimney breast. Picture rail. High ceilings. Ornate coving. Ceiling rose. Window to the rear elevation overlooking the courtyard.

### BREAKFAST ROOM 13'1 x 11'3 to chimney breast (3.99m x 3.43m to chimney breast)

Chimney breast with storage either side. Dado rail. Single-glazed sash window to the side elevation. Doorway opening into the kitchen.

### KITCHEN 12'3 x 10'1 (3.73m x 3.07m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset sink. Built-in oven. 4-burner gas hob with a cooker hood above. Cupboard housing the gas boiler. Window to the side elevation. Doorway leading to outside.

### DOWNSTAIRS UTILITY/WC 9'6 x 3'7 (2.90m x 1.09m)

Wall-mounted basin. Space and plumbing for washing machine. Obscured window to the rear elevation. Doorway providing access to the wc- which is fitted with a low level flush cistern and a tiled floor.

### FIRST FLOOR LANDING 32'4 x 5'10 at widest point (9.86m x 1.78m at widest point)

Providing a spacious approach to the accommodation. Original cupboard. Loft hatch. Dado rail. Alcove with shelving. Over-head windows.

### BEDROOM ONE 16'11 into bay x 12'8 (5.16m into bay x 3.86m)

3-sided bay window to the front elevation. Chimney breast with fireplace featuring a cast inset with tiles and tiled hearth. Storage cupboards either side of the chimney breast. Picture rail.

### BEDROOM TWO 13'10 x 12'5 (4.22m x 3.78m)

Window to the rear elevation. Chimney breast with fireplace featuring a cast inset with tiles and a tiled hearth. Built-in storage either side of the chimney breast. Picture rail.

### BEDROOM THREE 12'5 x 8'11 (3.78m x 2.72m)

Window to the rear elevation with views over the courtyard and across Plymouth towards Plymouth Sound incorporating part of the Breakwater and Staddon Heights. Picture rail.

### BEDROOM FOUR 9' x 9' (2.74m x 2.74m)

Window to the side elevation. Picture rail.

### BEDROOM FIVE 10'1 x 5'8 (3.07m x 1.73m)

Window to the front elevation.

### BATHROOM 8'9 x 4'11 (2.67m x 1.50m)

Comprising a bath with a shower system over and a pedestal basin. Mirrored bathroom cabinet. Tiled walls. Tiled floor. Loft hatch. Obscured window to the side elevation.

### SEPARATE WC

Featuring a wc with a concealed cistern and a push-button flush. Tiled floor. Obscured window to the side elevation.

### GARAGE 16'2 x 13' (4.93m x 3.96m)

Side access door. 2 obscured single-glazed windows to the side elevation. Timber bi-folding roller door opening onto the rear lane. Power.

### OUTSIDE

To the front steps leading to the main front door. The garden to the side is laid to pebbles and paving for ease of maintenance. To the rear there is a westerly-facing courtyard-style garden providing a sheltered space to sit outside. There are also raised beds laid to chippings and a pedestrian door leads onto the rear lane. The courtyard also provides access to the garage.

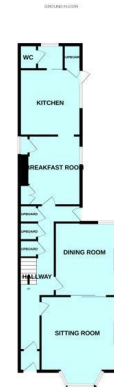
### COUNCIL TAX

Plymouth City Council  
Council tax band C

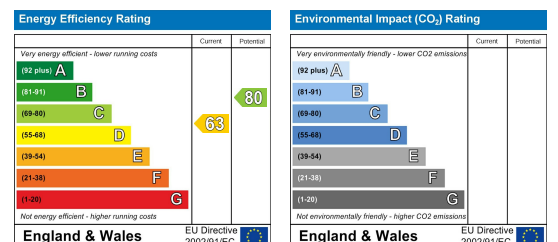
## Area Map



## Floor Plans



## Energy Efficiency Graph



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