



## 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.

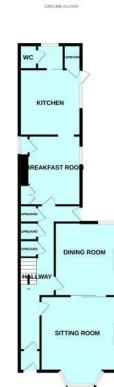
**COUNCIL TAX**

Plymouth City Council  
Council tax band C

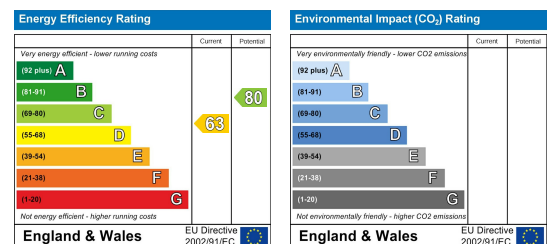
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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