



Luscombe Maye

Since 1873

Longbrook Street, Plympton St Maurice

Guide Price £300,000

3 1 1



Nestled within the picturesque Conservation Area of Plympton St Maurice, this charming period mid-terrace cottage offers comfortable living, perfectly blending historical character with modern convenience. Originally the Coachman's cottage to St Elizabeth's house.

Upon entering, you'll find a welcoming reception room providing a versatile space for relaxation, eating and entertaining. To complete the main reception a feature gas stove fire. setting the scene for cosy nights. The thoughtful layout ensures a comfortable flow throughout the home, leading to a well-appointed kitchen that supports everyday living. The four piece bathroom is a peaceful location to unwind and soak away a hard day at the office. Throughout the ground floor a Karndean flooring ensures a durable, lasting finish to the floor areas.

Upstairs, the property features three well-proportioned bedrooms, offering peaceful retreats, alongside a WC providing convenience and completing the first floor. The property benefits from gas central heating and double glazing ensuring a warm and energy-efficient home throughout the year. To complete the windows the current vendors have placed hardwood shutters to windows to provide a sleek contemporary look.

Externally, the property boasts a private garden, providing a delightful outdoor space for dining, pottering, or simply enjoying the outdoors. To complete the garden, a wonderful wood constructed summer house offer a comfortable retreat come rain or shine. On-street parking is readily available.

This home is ideal for those seeking a character-filled property in a desirable and historic location, offering a blend of period charm and practical living.

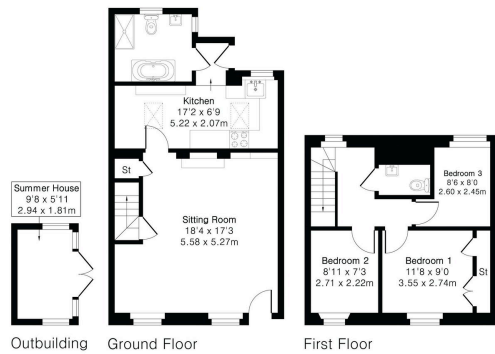




- Character cottage
- Located in a conversation area
- Village feel location
- Situated in a wonderful community
- Three bedrooms
- Four piece bathroom
- Well appointed kitchen
- Cottage garden
- Pleasant surroundings & views
- Charming reception room

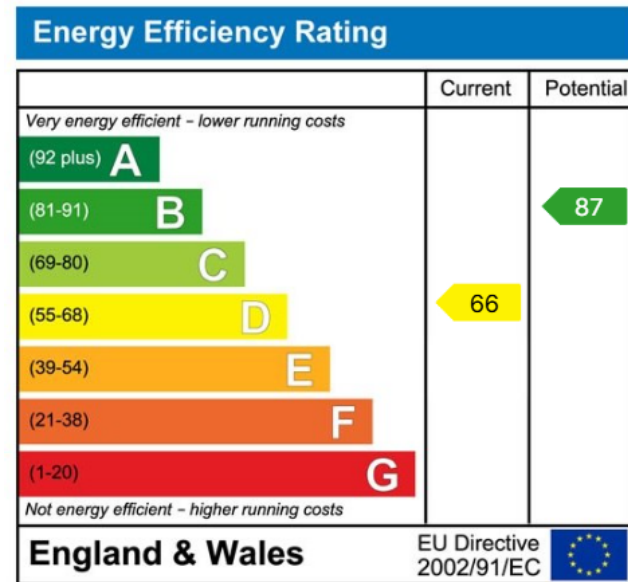
**Approximate Gross Internal Area 864 sq ft - 80 sq m
(Excluding Outbuilding)**

Ground Floor Area 519 sq ft – 48 sq m
 First Floor Area 345 sq ft – 32 sq m
 Outbuilding Area 57 sq ft – 5 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure form is for estate guidance only and should not be relied on as a basis of valuation.



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