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Phillimore Street, Plymouth, PL2 1JF

Offers Over £195,000 Freehold





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# Phillimore Street

## Plymouth, PL2 1JF

- Mid Terraced Property
- Popular Stoke Location
- Kitchen & Hidden Pantry
- Loft Room With Veluxes
- Converted Garden Office
- Two Double Bedrooms
- Exquisitely Presented
- Luxurious Bathroom
- Spacious Accommodation
- Council Tax Band A

Step into this beautifully presented mid terraced period home, where timeless character meets impeccable modern styling, located in Stoke and within walking distance to fashionable Stoke Village and with easy access to the City Centre and major routes. The property opens into an exquisitely decorated lounge, centred around a charming wood burning stove set within a period fireplace creating a warm and inviting focal point.

To the rear of the property, a thoughtfully redesigned layout enhances both space and flow. The lobby wall has been removed to reveal a stunning open kitchen, fitted with high quality cabinetry and a full range of integrated appliances including a fridge freezer, washer/dryer, dishwasher, hob and oven. Discreetly tucked behind double doors lies a cleverly curated walk in pantry, offering exceptional storage including a trap door to a basement area, while maintaining a sleek aesthetic. The kitchen also provides direct access to the garden, perfect for indoor outdoor living.

The bathroom is truly breath taking, a showstopping space featuring a deep contemporary bath, a walk in shower and luxurious black fittings complemented by a stylish vanity unit, all finished to an exceptional standard.

Upstairs, the property offers two generous double bedrooms, both enhanced with on trend wainscoting panelling. The principal bedroom benefits from steps leading up to a versatile loft room, complete with Velux windows ideal for additional storage, a dressing area or creative space.

Externally, the rear courtyard garden is both charming and practical, leading to a converted home office perfect for remote working or hobbies and providing access to a rear service lane.

With a new central heating system installed in 2021, this is a truly pretty and well appointed home, showcasing a masterclass in presentation and design throughout, an early viewing is recommended as this will be snapped up quickly !



### Ground Floor

Lounge/Diner	13'6" x 11'7" (4.13 x 3.55)
Kitchen	9'11" x 11'6" (3.03 x 3.51)
Bathroom	6'6" x 9'10" (1.99 x 3.01)
Office	4'8" x 8'0" (1.43 x 2.45)

### First Floor

Bedroom One	13'6" x 11'7" (4.13 x 3.55)
Bedroom Two	13'6" x 11'7" (4.13 x 3.55)
Loft Room	13'6" x 18'0" (4.13 x 5.50)

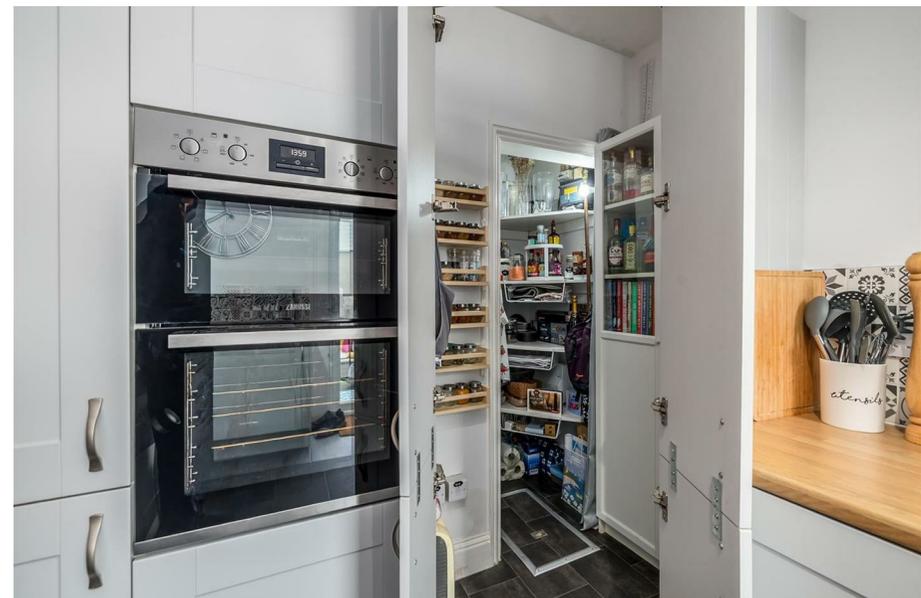


## Directions

From the A38, take the exit onto A386 towards City Centre, take the second exit at the roundabout and continue onto Outland Road. Turn Right onto Wolesley Road. At the roundabout, take the first exit onto St. Levans Road, then Left onto Ford Hill. Turn right onto St George's Terrace 0.2 mi Turn left onto Fremantle Pl 161 ft Turn left onto Phillimore St and the property is on the right.

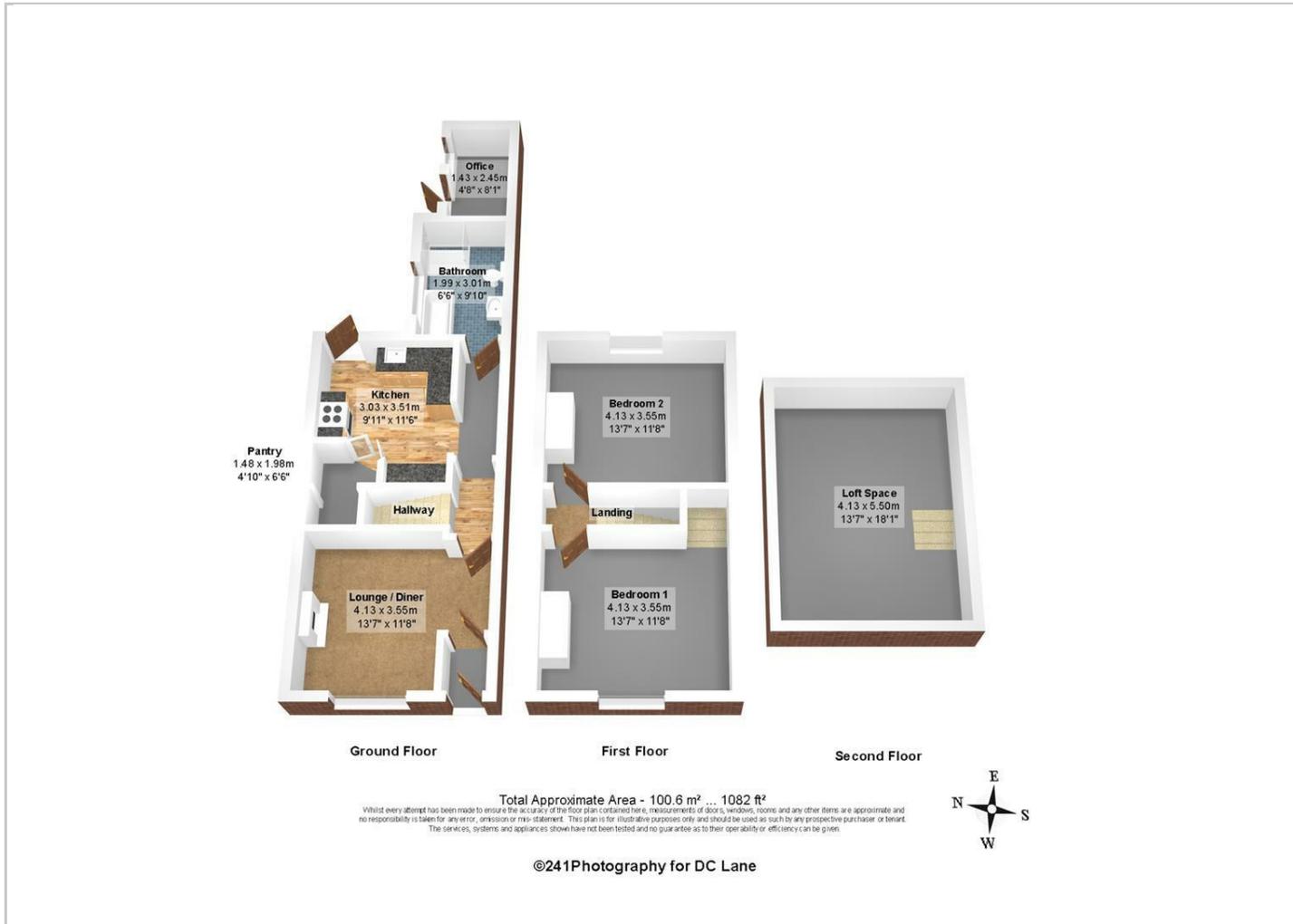
**Council Tax Band: A**

## Scan for Material Information

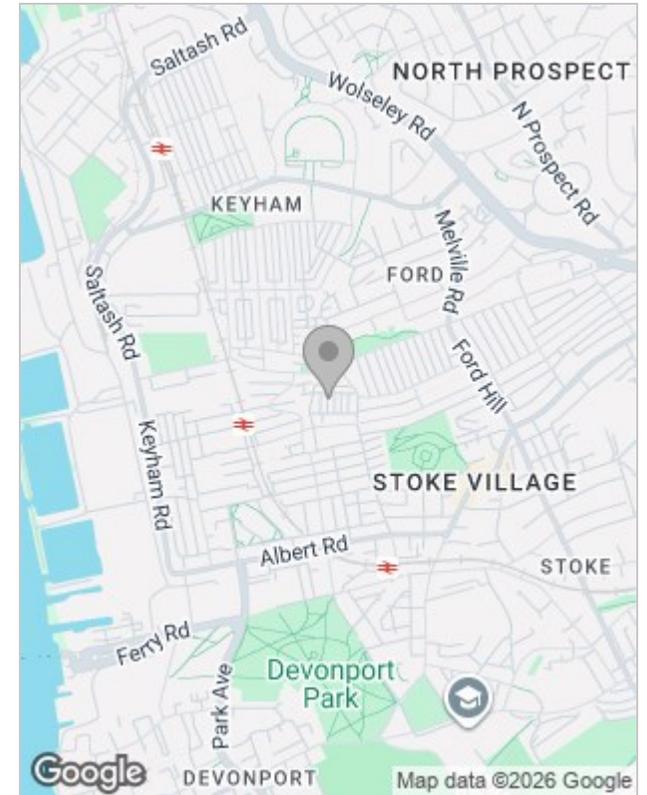




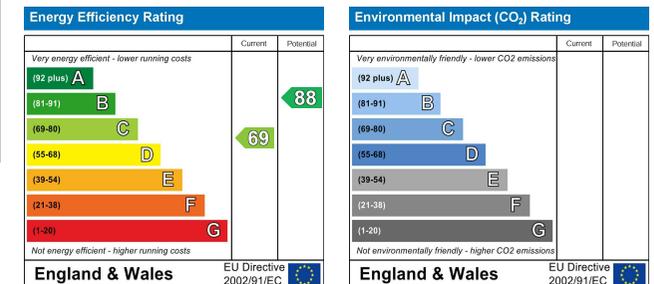
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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