



## 11 Camperdown Street

Stoke, Plymouth, PL2 1JQ

£245,000



Superbly-presented older-style mid-terraced bay-fronted house in a lovely position and enjoying a southerly-facing rear courtyard. The accommodation, briefly comprises an entrance vestibule leading to a hallway, bay-fronted sitting room with a fantastic fireplace, separate dining room plus a generous kitchen, rear hall/utility and a luxury ground floor bathroom with bath and separate walk-in shower. On the first floor there are 3 bedrooms. The property has many characterful features throughout plus double-glazing and central heating.





CAMPERDOWN STREET, PLYMOUTH, PL2 1JQ

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Partly-glazed door leading into the hallway.

HALLWAY 21'5 x 6'1 at widest point (6.53m x 1.85m at widest point)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboards housing the gas meter, electric meter and consumer unit.

SITTING ROOM 16'3 x 13'6 (4.95m x 4.11m)

Bay window with fitted blinds to the front elevation. Chimney breast featuring a fantastic cast fireplace with a marble surround. Coved ceiling with an ornate ceiling rose. Picture rail.

DINING ROOM 12'5 x 10'8 (3.78m x 3.25m)

Window with a fitted blind to the rear elevation. Chimney breast with 2 alcoves with lighting either side. Coved ceiling with an ornate ceiling rose. Picture rail.

KITCHEN 15' x 10'6 (4.57m x 3.20m)

A generous kitchen with a range of cabinets, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for an American-style fridge-freezer. Space for Range-style cooker. Tiled splash-back behind the cooker and a cooker hood above. Space and plumbing for dishwasher. Pull-out bin store. Wall-mounted cupboard housing the gas boiler. Window over the sink to the side elevation.

REAR HALL/UTILITY 10'5 x 3'1 (3.18m x 0.94m)

Work surface. Space for washing machine. Wall-mounted cupboard above with shelving. Doorway leading to outside.

BATHROOM 9'9 x 8'1 (2.97m x 2.46m)

A superbly-fitted bathroom featuring a free-standing bath with wall-mounted taps above, large walk-in tiled shower with wall-mounted controls, overhead shower plus an additional rinsing attachment, wc and a basin set into a cabinet. Wall-mounted mirror with integral lighting. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a fold-down loft ladder. Window with fitted blind to the rear elevation.

BEDROOM ONE 16'2 x 11'9 (4.93m x 3.58m)

Bay window with fitted blinds to the front elevation. Picture rail. Coved ceiling.

BEDROOM TWO 12'6 x 10'10 (3.81m x 3.30m)

Chimney breast with alcoves either side. Window with fitted blinds to the rear elevation.

BEDROOM THREE 12'10 x 5'2 (3.91m x 1.57m)

Currently used as an office. Picture rail. Coved ceiling. Window with a fitted blind to the front elevation.

REAR COURTYARD

Areas laid to slate flagstones together with paving and decking. The courtyard is enclosed by stone and masonry walling. There is a rear access gate. Outside light. Outside tap. Fixed washing line.

COUNCIL TAX

Plymouth City Council  
Council tax band B

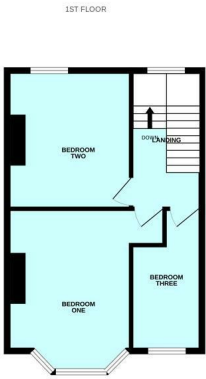
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

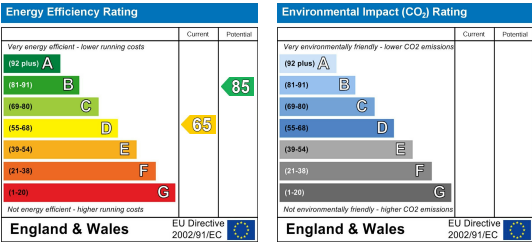
Area Map



Floor Plans



Energy Efficiency Graph



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