

12 STABLE COTTAGES PLYMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

12 Stable Cottages | Plympton | Devon | PL7 2HL

Tucked away in the highly sought-after and desirable area of Plympton, this delightful two-bedroom semi-detached cottage effortlessly combines traditional charm with modern-day comfort, making it an ideal home for a wide range of buyers. Perfectly positioned within easy walking distance of the Ridgeway Shopping Centre, the property benefits from excellent access to a variety of local shops, cafés, and everyday amenities, offering both convenience and a strong sense of community.

Upon entering the property, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. From here, you are led into a cosy yet spacious lounge/dining area, thoughtfully designed to provide a comfortable and versatile living space. The lounge is enhanced by an attractive electric fireplace, which not only serves as a stylish focal point but also creates a warm and relaxing atmosphere perfect for unwinding in the evenings or entertaining guests.

The kitchen continues the cottage's charm, offering a bright and cheerful space that is both practical and full of character. Featuring soft pale yellow lower cabinets, the room exudes warmth and personality while maximising the natural light that flows in, creating an uplifting environment for cooking and entertaining. The layout has been carefully considered to provide ample storage and workspace, making it as functional as it is appealing.

The ground floor is further complemented by a useful utility area, ideal for additional storage and laundry needs, as well as a conveniently located separate W.C., adding to the practicality of the home.

Upstairs, the property boasts two generously proportioned double bedrooms, both of which are beautifully presented and filled with natural light. Each room offers a peaceful retreat with plenty of space for furnishings, making them perfect for comfortable everyday living. The family bathroom is well-appointed and thoughtfully designed, featuring a bath, a separate shower cubicle, a wash basin, and a W.C., providing both style and functionality to suit modern lifestyles.

Externally, the property continues to impress. To the front, a neatly maintained lawn is bordered by attractive flowers, creating a welcoming and picturesque first impression. To the side, the property benefits from two allocated parking spaces, ensuring convenience for homeowners and visitors alike. The rear garden is fully enclosed, offering a private and tranquil outdoor space. Designed with low maintenance in mind, it provides the perfect setting for relaxing, gardening, or enjoying outdoor dining during the warmer months.

Overall, this charming cottage presents a wonderful opportunity to acquire a characterful and well-maintained home in a popular and convenient location. With its blend of traditional features, practical living spaces, and appealing outdoor areas, it is perfectly suited to those seeking comfort, charm, and accessibility in equal measure.



Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: C - 75, Potential: C - 80, Rating: C
Council Tax:	Band B
Tenure:	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Directions

From the A38 towards Plymouth, turn off at Deep Lane. At the traffic lights turn right heading towards Plympton and stay in the middle lane. Then road left going towards Ridgeway and at the roundabout, take the first exit following the road to Ridgeway. Once you have passed The George Inn, take the second right onto Stable Cottages and you will find number 12 on the right hand side at the top.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

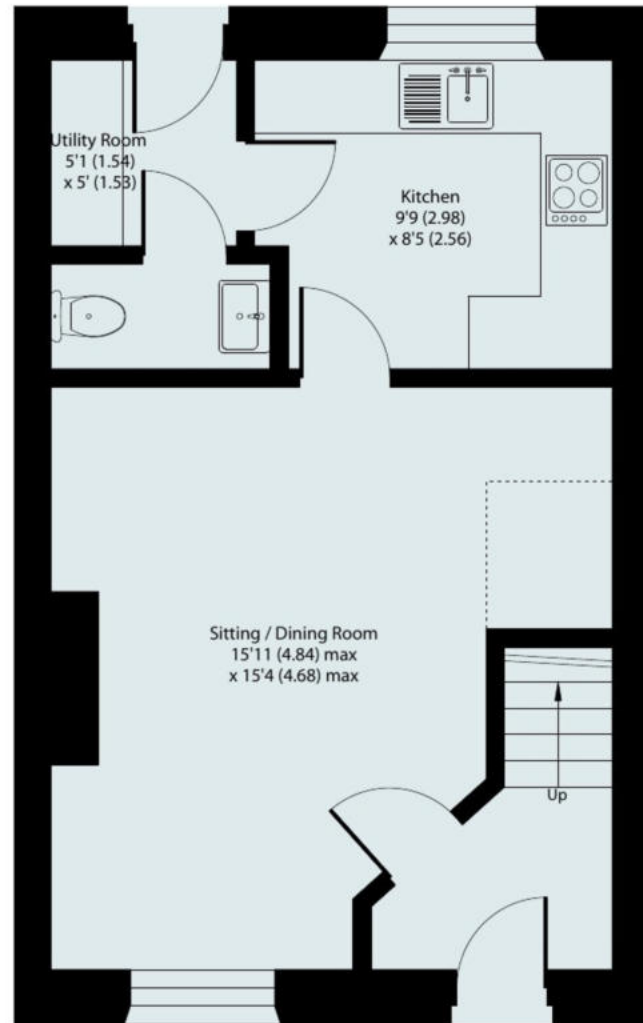
Key Features:

- Charming two-bedroom semi-detached cottage in the desirable Plympton area
- Within walking distance of Ridgeway Shopping Centre, shops, cafés, and local amenities
- Bright and welcoming entrance hallway leading into a spacious lounge/dining area
- Cosy living space featuring an attractive electric fireplace
- Characterful kitchen with pale yellow cabinetry and ample storage/workspace
- Practical ground floor layout including utility area and separate W.C.
- Two generously sized double bedrooms with a well-appointed family bathroom (bath and separate shower)
- Enclosed low-maintenance rear garden, front lawn, and two allocated parking spaces

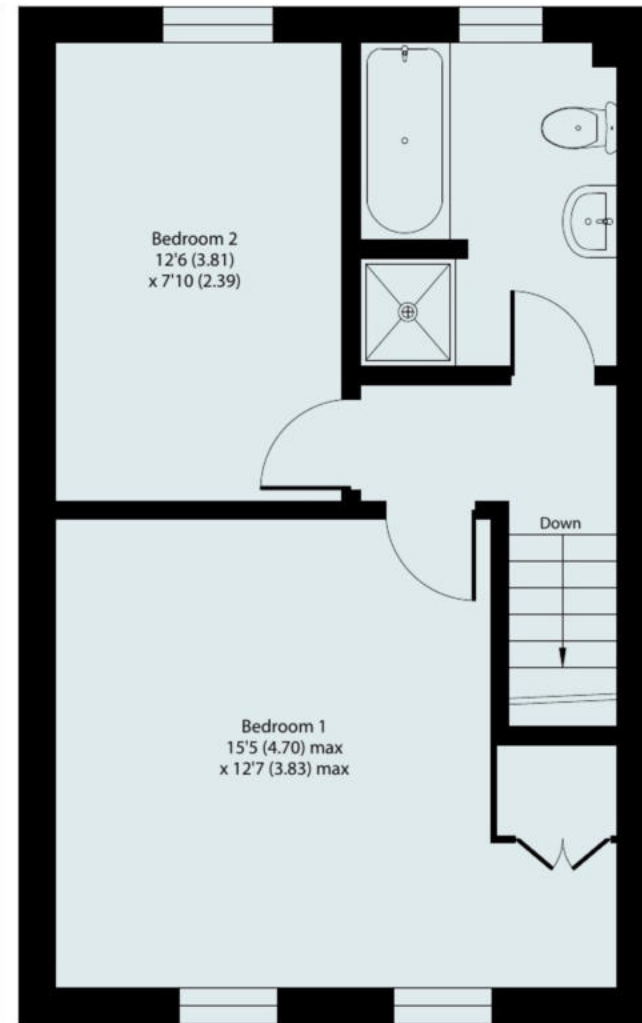


Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Marchand Petit Ltd. REF: 1438268

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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