



31, Fore Street



STAGS

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Plympton St. Maurice, Plympton, PL7 1LZ

Plymouth City Centre Approx 5 miles. Exeter Approx 40 miles.
Newquay Approx 55 miles.

A beautifully presented period residence with an abundance of charm throughout. This delightful double fronted cottage offers traditional accommodation set over two floors and an attractive detached garden.

- Terraced Cottage
- Shaker Style Fitted Kitchen
- Potential Attic Room
- Detached Pretty Garden
- Freehold
- Refurbished Throughout
- Two Double Bedrooms
- Modern Shower Room
- Council Tax Band C

Offers In Excess Of £215,000

SITUATION

Plympton St Maurice is an unspoilt and sought after village and conservation area with Fore Street at its heart situated on the outskirts of Plympton. The village affords a pretty 15th Century Church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Festival, Lamb Feast. A wide range of amenities are a short walk away in Plympton's Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are all within walking distance as well as local leisure facilities include a swimming pool, tennis courts, bowling green and cricket field. Plympton St Maurice has a vibrant and active community enjoying a variety of social events. Perfectly located with excellent links to the A38/Devon Expressway, the favourable sunny beaches of the South Hams Coast and Countryside, and Dartmoor.



DESCRIPTION

A charming, double-fronted, two-bedroom cottage which has been thoughtfully improved and maintained to offer a comfortable home in the heart of the village. This Grade II listed property offers sash windows and a handsome front door as well as a more practical side entrance from the covered walkway into the kitchen. The attractive shaker style fitted kitchen benefits from integrated fridge/freezer, electric oven and hob. The well-proportioned living room is spans the front of the property and includes a feature fireplace, the original front door, and two windows overlooking the front. A characterful, winding staircase lead from the kitchen to the spacious landing which provides access via a ladder and hatch to the loft room. The two double bedrooms have windows the front of the property and one includes original fitted cupboards and a feature fireplace. The modern shower room is fully tiled and well-appointed with built in storage cabinets. The loft room has been fully boarded and offers natural light via a Velux window and is currently accessible via a pull-down ladder. The current vendor has already purchased a staircase for fitting and more appropriate access could be installed for use as a third bedroom (subject to building regulations).

OUTSIDE

The delightful south-facing garden is located a short walk from the cottage via a shared path which leads to a selection of other private gardens. The garden is entered via a solid wooden gate and bordered by fencing and a stone wall making it a very secure. The decked seating area offers a very private place to sit and enjoy the surroundings as well as the colourful flower borders with a well-maintained lawn. There is also a useful brick-built outbuilding to store all necessary gardening tools.

SERVICES

Services; Mains Electric, Mains Gas, Mains Water/Drainage. Based on the latest data at Ofcom, Superfast broadband and mobile coverage from EE, Vodafone, Three & O2 are available at the property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

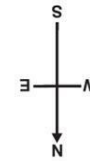


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

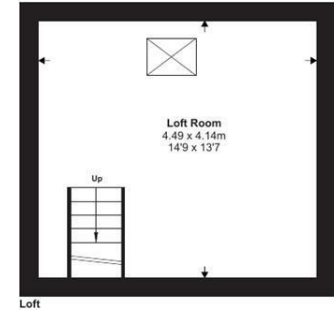
Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

plymouth@stags.co.uk

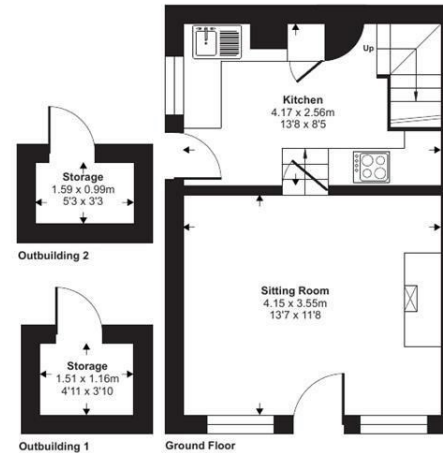
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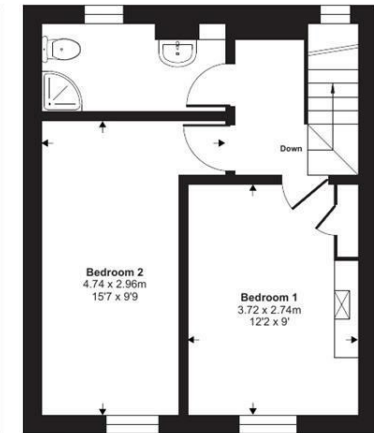
Approximate Area = 828 sq ft / 76.9 sq m
Outbuildings = 36 sq ft / 3.3 sq m
Total = 864 sq ft / 80.2 sq m
For identification only - Not to scale



Loft



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1440271



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