



Castle Cot Castle Lane

Plympton, Plymouth, PL7 1NF

Offers Over £299,000



This charming, character cottage is nestled within the St Maurice area of Plympton & briefly comprises an entrance porch, lounge, kitchen, 3 bedrooms & bathroom. Outside there is a garden to the side of the property & its central location offers good access to the rest of the city, with walks through Plympton castle & Pathfields. The property is being offered with no onward chain.



CASTLE COT, PLYMPTON, PLYMOUTH PL7 1NF

ACCOMMODATION

Wooden door opening into the entrance porch.

ENTRANCE PORCH 3'6" x 2'7" (1.07 x 0.81)

Wooden door opening into the lounge.

LOUNGE 14'5" x 13'1" (4.41 x 4)

Feature wood-burner set onto a stone hearth with an ornate brick surround and mantel. Door opening to the kitchen. Stairs ascending to the first floor landing with storage beneath. uPVC double-glazed sash-style windows to the front elevation.

KITCHEN 17'3" x 10'8" (5.26 x 3.27)

Dual aspect with a uPVC double-glazed sash window to the front and a uPVC double-glazed window with patterned glass to the rear overlooking the garden. Base units incorporating a roll-edged stone-effect laminate worktop with an inset 4-burner gas hob and stainless-steel extractor over, stainless-steel sink and mixer tap. Integrated oven. Space for a slimline dishwasher. Feature fireplace set upon a stone hearth with ornate surround. Wooden door opening to a lean-to/utility.

LEAN-TO UTILITY 17'4" x 3'3" (5.29 x 1.01)

Constructed beneath a polycarbonate roof with space and plumbing for a washing machine and tumble dryer. Power and lighting. uPVC double-glazed door to the side opening to the garden. 2 uPVC double-glazed windows to the side elevation.

FIRST FLOOR LANDING 10'10" x 5'10" (3.31 x 1.78)

Doors providing access to the first floor accommodation.

BEDROOM ONE 11'5" x 10'6" (3.50 x 3.22)

Built-in wardrobe with sliding doors. uPVC double-glazed sash-style window to the front elevation.

BEDROOM TWO 15'7" x 9'5" (4.76 x 2.89)

Feature fireplace with an ornate surround. uPVC double-glazed sash-style window to the front elevation.

BEDROOM THREE 11'5" x 5'8" (3.5 x 1.75)

Drop-down loft access hatch. Wooden-framed double-glazed Velux window.

BATHROOM 9'3" x 9'2" (2.83 x 2.8)

Matching suite comprising panelled bath with mixer tap and shower attachment, pedestal wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Extractor. Storage cupboard housing the boiler. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached from a public footpath. A wooden gate opens to the side garden which is laid to patio, with a further lean-to providing storage and a raised flowerbed.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: B

SERVICES

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

WHAT3WORDS

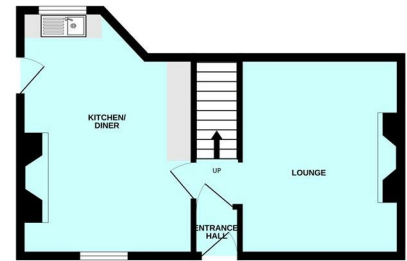
///rise.result.motion

Area Map



Floor Plans

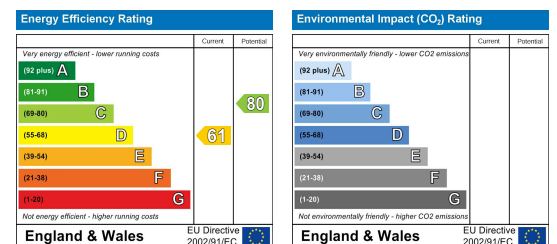
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.