



44 Fore Street

Plympton, Plymouth, PL7 1NB

£525,000



A newly renovated Grade II listed five bedroom family home in the centre of Plympton St Maurice, a historic residential area. This fabulous property, a former public house has been tastefully modernised and provides spacious accommodation for any family. On the open plan ground floor there is a dining hall, kitchen area, sitting room and hallway. A futher door leads into a cloakroom and utility room. On the first floor there is three double bedrooms, two of which have en-suites and a further family bathroom. the second floor has two further double bedrooms and a wc. To the rear is a Mediterranean style courtyard garden, workshop, covered storage area and a further garden with area which is laid for ease of maintenance with slate patio and astro turfing making a great space to entertain family and friends. There is access to a covered car port with sensor lighting.



44 FORE STREET, PLYMPTON, PLYMOUTH PL7 1NB

ACCOMMODATION

Wooden front door opening into the vestibule.

VESTIBULE 3'8" x 3'8" (1.14 x 1.12)

Slate tiled floor. Twin wooden door with obscured glazed panels opening into the dining hall.

DINING HALL 16'4" x 11'9" max (5.0 x 3.6 max)

Feature fireplace with a wood mantel and an open grate. Wooden single-glazed sash window to front elevation with a window seat. Engineered oak herringbone flooring. Steps lead up into the inner hallway and also into the kitchen area. Spotlighting.

KITCHEN AREA 13'5" x 12'5" + bay (4.09 x 3.81 + bay)

The vendor has had a kitchen fitter design the kitchen. Type and style potentially fitted is dependant on offers. Wooden single-glazed windows to front elevation with a large window seat. Engineered oak herringbone flooring. A step leads up into the sitting room.

SITTING ROOM 26'2" x 9'3" (7.99 x 2.83)

Engineered oak herringbone flooring. Wooden single-glazed French doors opening out to the rear courtyard garden. Spotlighting. The room opens into the inner hallway.

OPEN HALLWAY 20'4" x 6'6" (6.22 x 2.0)

Stairs ascending to the first floor. Storage cupboard. Dado rail. Single-glazed door opening out to the courtyard. Engineered oak herringbone flooring. Door into the utility and internal hallway. Spotlighting.

INTERNAL HALLWAY

Engineered oak herringbone flooring. Door into a storage cupboard, wc and into the utility area.

CLOAKROOM 4'1" x 3'2" (1.27 x 0.99)

Close-coupled wc and wall-mounted wash hand basin. Radiator. Spotlighting. Extractor fan.

UTILITY 5'0" x 3'7" (1.54 x 1.1)

Wall-mounted Ideal boiler. Plumbing for a washing machine. Tiled floor. Spotlighting.

FIRST FLOOR LANDING

Doors leading through to the bathroom and the bedrooms. Airing cupboard with a radiator. A further storage cupboard.

MASTER BEDROOM 18'10" x 9'8" (5.75 x 2.95)

Dado rail. Picture rail. Wooden single-glazed windows to side elevation. Wooden door with obscured glazed panels opening into a foot bridge to the rear garden and to the en-suite.

EN-SUITE 8'9" x 3'4" (2.69 x 1.04)

Matching suite of shower cubicle with twin shower heads, close-coupled wc with hidden cistern and wall-mounted wash hand basin with vanity storage cupboards below. Chrome heated towel rail. Part tiled walls. Obscured wooden single-glazed window to rear elevation. Tiled floor.

BEDROOM TWO 13'0" x 10'11" (3.98 x 3.35)

Wooden single-glazed sash windows to front elevation. Dado rail. Door into the en-suite.

EN-SUITE 9'9" x 3'2" (2.98 x 0.99)

Matching suite of shower cubicle with twin shower heads, close-coupled wc with hidden cistern and wall-mounted wash hand basin inset into vanity storage cupboards below. Part tiled walls. Tiled floor.

BEDROOM THREE 14'9" x 12'0" (4.52 x 3.67)

Twin wooden single-glazed sash windows to front elevation. Wood panelling to walls. Dado rail.

BATHROOM 10'0" x 9'3" (3.07 x 2.82)

Matching suite of free standing bath with waterfall tap and chrome shower head, shower cubicle with twin shower heads and close-coupled wc with hidden cistern and wall-mounted wash hand basin with inset vanity storage cupboards below. Chrome heated towel rail. Part-tiled walls. Tiled floor. Two obscured wooden single-glazed windows to rear elevation.

SECOND FLOOR LANDING

Doors leading through to the bedrooms and wc. Wooden single-glazed window to rear elevation. Spotlighting.

BEDROOM FOUR 13'5" x 12'5" max (4.1 x 3.81 max)

Fitted wardrobes with hanging rail. Loft hatch. Wooden single-glazed window to front elevation with distant countryside views. Spotlighting.

BEDROOM FIVE 13'3" x 9'8" (4.04 x 2.97)

Wooden single-glazed window to front elevation with distant countryside views. Spotlighting.

WC 5'0" x 2'11" (1.53 x 0.9)

Close-coupled wc with hidden cistern. Wall-mounted wash hand basin. Chrome heated towel rail. Part tiled walls. Tiled effect vinyl flooring.

OUTSIDE

To the rear of the property is an enclosed garden which is laid out over a couple of areas. Backing on to the inner hallway and sitting room is a Mediterranean style courtyard garden with outside power, a wooden seat with a raised flowerbed planter behind. Outside lighting. Slate patio with a archway opening through to a covered storage area. Steps lead up to the main section of garden where there is a slate patio and two sections of astro turf with a raised flowerbed border with some inset shrubs and plants and a mature vine. Outside power. Courtesy gate giving access out to the rear lane and a wooden door opening into the workshop.

STORAGE AREA 11'11" x 8'11" (3.65 x 2.73)

Lighting.

WORKSHOP 17'2" x 10'0" (5.24 x 3.06)

Light and power. Single-glazed window to roof. Wooden single-glazed window to side elevation. Courtesy door leading into the car port.

CAR PORT 17'10" x 9'8" (5.45 x 2.97)

Sensor lighting.

Area Map



Floor Plans



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.