



Flat 3, 15 Longbrook Street

Plympton, Plymouth, PL7 1NJ

Offers Over £160,000



A duplex flat situated in the historical village of St Maurice. The accommodation comprises lounge, dining room/study, cloakroom/shower room, kitchen, two bedrooms both with dressing rooms and a bathroom. There is a rear garden. The property is being sold with no onward chain.



FLAT 3, 15 LONGBROOK STREET, PLYMPTON, PLYMOUTH P

ACCOMMODATION

ENTRANCE HALL 11'4" x 9'3" (3.47 x 2.83)

Stairs ascending to the first floor. Doors leading through to the lounge, dining room/study, kitchen and cloakroom. Storage area to one wall which has shelving and a hanging rail.

CLOAKROOM/SHOWER ROOM 10'7" x 3'2" (3.25 x 0.99)

Matching suite of close-coupled wc and pedestal wash hand basin. Extractor fan. Recessed space for a shower.

LOUNGE 15'6" x 11'4" (4.74 x 3.46)

Double-glazed window to front elevation. Feature fireplace with a wall-mounted wood mantel and surround.

DINING ROOM/STUDY 10'10" x 9'7" (3.32 x 2.93)

uPVC double-glazed window to front elevation.

KITCHEN 13'11" x 9'7" (4.26 x 2.93)

Matching base and wall-mounted units to include space for washing machine and cooker. Roll-edge laminate work surface has inset stainless steel sink unit with mixer tap. Wall-mounted Valiant boiler. Space for a dining table. uPVC double-glazed window to rear elevation. Tiled effect vinyl flooring.

FIRST FLOOR LANDING

Storage cupboards into the eaves. Double-glazed Velux window to roof. Doors leading through to the bedrooms and the bathroom.

BEDROOM ONE 12'4" x 8'2" (3.78 x 2.5)

Velux window to roof. Door into the dressing room.

DRESSING ROOM 7'8" x 4'7" (2.36 x 1.42)

Hanging rail and shelving. Fitted storage unit.

BEDROOM TWO 11'9" x 8'1" (3.59 x 2.47)

Velux window to roof. Door opening into the dressing room.

DRESSING ROOM 7'10" x 4'7" (2.39 x 1.41)

Storage into the eaves.

BATHROOM 6'7" x 7'6" (2.03 x 2.31)

Matching suite of panelled bath with mixer shower attachment, pedestal wash hand basin and close-coupled wc. Velux window to roof. Part tiled walls. Extractor fan.

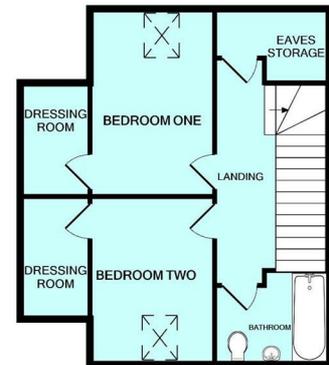
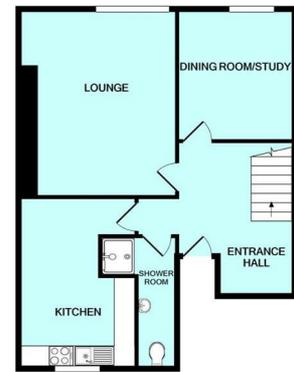
OUTSIDE

Leading out from the communal entrance hall, steps lead up to a path leading to a part enclosed section of garden. Courtesy lane to the rear giving access out on to Longbrook Street. There is one allocated parking space.

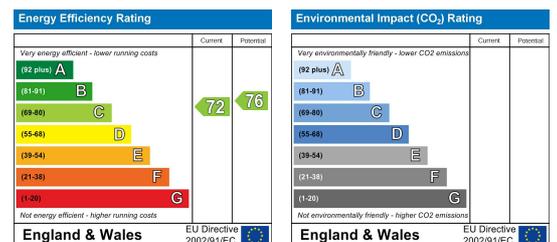
Area Map



Floor Plans



Energy Efficiency Graph



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