



Castle Cot Castle Lane

Plympton, Plymouth, PL7 1NF

£325,000



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

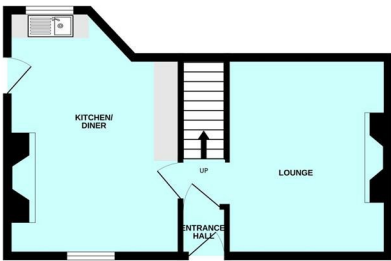
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Area Map



Floor Plans

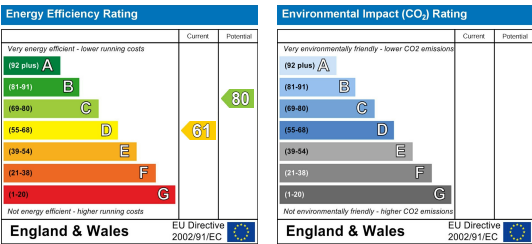
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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