



65 Fore Street

Plympton, Plymouth, PL7 1NA

£550,000



This charming, detached period cottage, located in the historic, highly sought-after area of Plympton St Maurice, is bursting with character & potential. Situated just off Fore Street, the property is at the bottom of a private road & sits on a generous plot with substantial front & rear gardens. Parking for multiple vehicles with a large garage, workshop & outbuildings. Internally the accommodation comprises an entrance porch, wc, hallway, lounge, study, dining room, kitchen, 4 bedrooms & a family bathroom. In need of modernisation.



FORE STREET, PLYMPTON, PLYMOUTH PL7 1NA

ACCOMMODATION

Wooden door, with inset obscured glass square panels, opening into the entrance porch.

ENTRANCE PORCH 4'5" x 4'0" (1.37 x 1.24)

Doorway leading to a lobby area and then a wc. Doorway to the entrance hallway. Wooden-framed single-glazed grid window to the side elevation.

WC 7'7" x 3'2" (2.33 x 0.97)

Low-level wc and a wall-mounted sink. Wooden-framed obscured single-glazed grid window to the side elevation.

ENTRANCE HALLWAY 8'3" x 5'8" (2.53 x 1.75)

Doors leading to the lounge office and dining room. Exposed wooden beams. Stairs ascending to the first floor accommodation.

LOUNGE 19'1" max x 14'1" max (5.83 max x 4.31 max)

5.83 max x 4.31 max (narrowing to 3.50) Under-stairs storage cupboard. Gas fireplace with stone surround and hearth. Single-glazed wooden-framed grid windows to the rear elevation with window seats. Exposed wooden beams. Wooden door with inset square glass panes leading to the rear garden.

OFFICE 8'5" x 7'4" (2.57 x 2.24)

Wall-mounted storage cupboards and shelves. Wooden-framed double-glazed grid window to the rear elevation with a window seat. Exposed wooden beams.

DINING ROOM 14'2" x 11'5" max (4.34 x 3.50 max)

Beautiful Georgian-style 3/4 height wooden panelling to the walls. Exposed stone chimney breast with open fireplace (not currently operational). Door leading to the kitchen. Wooden door, with inset single-glazed panels, leading to the rear garden.

KITCHEN 13'0" x 10'8" (3.97 x 3.27)

Selection of wooden base and wall-mounted units and a peninsula breakfast bar. Roll-edged laminate worktop with a stainless-steel sink unit. Spaces for an oven, washing machine, fridge and freezer. Wooden-framed double-glazed decorative grid window to the front elevation. Wooden door opening to the front of the property.

FIRST FLOOR LANDING 24'3" x 5'9" max (7.4 x 1.77 max)

7.4 x 1.77 max (narrowing to 1.05) Wooden-framed double-glazed grid window to the front elevation. Doors providing access to the first floor accommodation. Storage cupboards - the larger housing the boiler. Loft access hatch.

BEDROOM ONE 14'8" x 13'1" (4.48 x 4.01)

Counter-top handbasin. Fitted wardrobes and drawers. Wooden-framed double-glazed grid window to the front elevation.

BEDROOM TWO 13'11" x 12'7" max (4.26 x 3.86 max)

Counter-top handbasin. Wooden-framed double-glazed grid window to the rear elevation with a window seat.

BEDROOM THREE 12'2" x 8'0" (3.71 x 2.44)

Wooden-framed single-glazed grid window to the rear elevation with a window seat.

BEDROOM FOUR 10'3" x 6'0" (3.13 x 1.85)

Wooden-framed single-glazed grid window to the rear elevation with a window seat.

FAMILY BATHROOM 7'5" narr to 6'2" x 7'10" (2.28 narr to 1.89 x 2.41)

Matching close-coupled wc and pedestal sink. Bath with wooden panelling and an electric shower over. Wooden-framed obscured double-glazed grid window to the rear elevation.

GARAGE 32'9" x 10'7" (10 x 3.24)

Connected to the workshop in an 'L' shape. A larger than average, stone-built garage, with a slate-pitched roof and an up-&-over door. 2 wooden-framed single-glazed windows to the side elevation. Wooden-framed single-glazed window to the rear elevation. Wooden door providing access to the garden. Door leading into the workshop.

WORKSHOP 14'0" x 6'7" (4.29 x 2.01)

Wooden-framed single-glazed window to the rear elevation.

GREENHOUSE

Attached to the workshop with a single-skin brick base.

STORAGE ROOM

Wooden door opening from the garden.

OUTSIDE

From Fore Street you turn down into a shared driveway which is beneath an archway, leading down to a wooden gate providing access into a substantial front garden, bordered by a large stone wall. To each side there are raised beds, with mature shrubs and trees and in the centre there is a gravelled turning circle with a very pretty Victorian lamppost in the middle. There is an area providing ample parking, a small storage outbuilding and a metal gate opening to the south-facing rear garden. A small footpath leads to the front door, along the front of the house to a further door opening into the kitchen. Adjacent to the rear of the property there is a slate patio with an inset pond, an area of mature shrubs and bushes and a large lawn, bordered by a very pretty stone wall. At the end of the garden a gate opens onto a stream, beyond which there is a public field. Also at the end of the garden is another small stone/brick storage shed.

WHAT3WORDS

///forget.bright.neck

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES

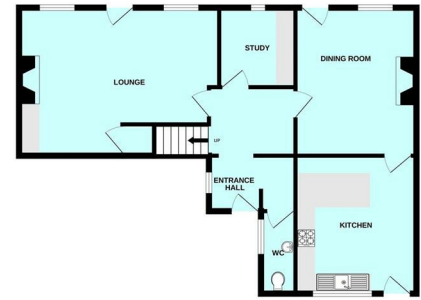
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

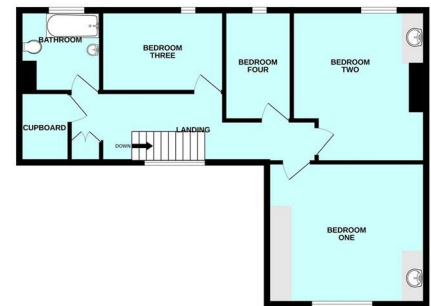


Floor Plans

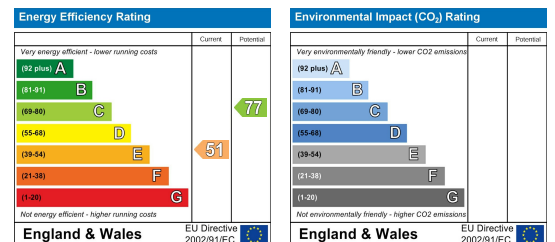
GROUND FLOOR



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.