Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



65 Fore Street

Plympton, Plymouth, PL7 1NA

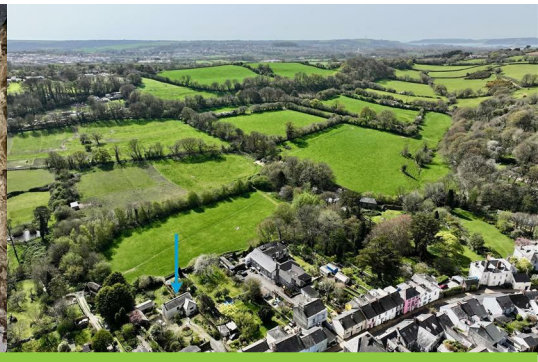
£550,000

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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

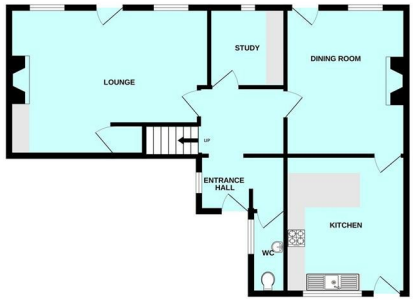
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

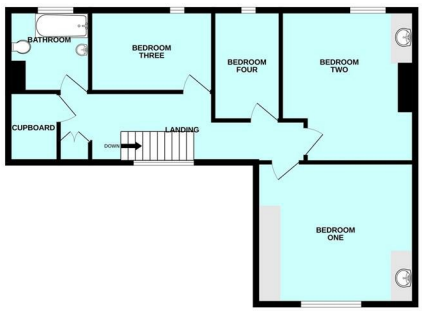


Floor Plans

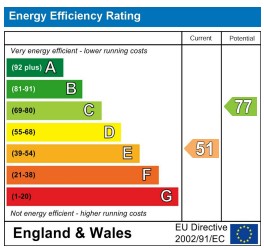
GROUND FLOOR

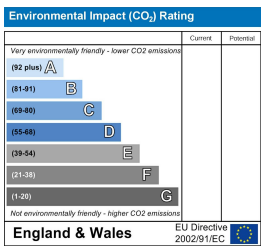


1ST FLOOR



Energy Efficiency Graph





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