Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



80 Stentaway Road

Plymstock, Plymouth, PL9 7EE

Offers Over £450,000

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A rare chance to acquire this exceptional cottage situated in a tucked-away position close to central Plymstock. The accommodation briefly comprises entrance & inner hallways, lounge, beautifully-fitted open-plan kitchen/dining room leading to an extended family room with downstairs wc. The upper floors host 3 bedrooms together with a large family bathroom. There is a large level garden to the rear, plus a garden to the front setting the cottage nicely back from the road. Other features include a double carport, store room and a workshop/bike store. The property has double-glazing, central heating and is beautifully-presented throughout.







STENTAWAY ROAD, PLYMSTOCK, PLYMOUTH PL9 7EE Accommodation (Accommodation)
Stable-style front door with fitted blind opening into the entrance hall.

ENTRANCE HALL 8'7 x 3'1 (2.62m x 0.94m)
Further doorway opening into the inner hallway.

INNER HALLWAY 9'5 x 5'9 into alcove (2.87m x 1.75m into alcove)
Doorway to the lounge. Doorway opening into the kitchen/dining room. Storage cupboard.

LOUNGE 16'2 x 13'4 (4.93m x 4.06m)
Window to the front elevation. Chimney breast with an open fireplace with a cast inset and a slate hearth. Staircase ascending to the upper floors. Under-stairs storage cupboard.

KITCHEN/DINING ROOM 19'1 x 13' max dimensions (5.82m x 3.96m max dimensions)
An open-plan room providing ample space for dining table and chairs. Range of base and wall-mounted cabinets with matching fascias, work surfaces and partly-tiled walls. Space for an American-style fridge-freezer. Range-style cooker with a cooker hood above. Fitted dishwasher. Fitted washing machine. Tiled floor. Inset ceiling spotlights. Window to the rear elevation. Open-plan access through into the family room.

FAMILY ROOM 17' x 8'5 (5.18m x 2.57m)
3 period-style skylights. Partly-glazed stable door leading to outside. Feature stained-glass window to the rear. Window to the side elevation. Feature vaulted ceiling. Doorway opening into the downstairs wc.

DOWNSTAIRS WC 4'9 x 3'7 (1.45m x 1.09m)
Fitted with a wc and pedestal basin with a tiled splash-back. Tiled floor. Inset ceiling spotlight.

SPLIT-LEVEL LANDINGS & STAIRS
Providing split-level access to the bedrooms and bathroom.

BATHROOM 12'7 x 10'8 max dimensions (3.84m x 3.25m max dimensions)
A large feature bathroom with high vaulted ceilings and 2 velux-style windows. Bathroom suite comprising a free-standing ball and claw-footed roll-top bath, separate enclosed tiled shower, pedestal basin and wc with a high flush cistern. Laminate flooring. Feature stained-glass window. Doorway opening into the bedroom three.

BEDROOM THREE 10'4 x 7'3 (3.15m x 2.21m)
Window to the rear elevation providing a pleasant outlook. Vaulted ceiling.

BEDROOM ONE 12'10 x 11'3 (3.91m x 3.43m)
Full-width range of fitted wardrobes, cupboards and drawers. Under-stairs cupboard. Window to the front elevation.

BEDROOM TWO 14'2 x 11'6 (4.32m x 3.51m)
Situated at the top of the house. Gabled dormer window to both the front and rear elevations, providing a pleasant view from the rear. Vaulted ceiling with painted ceiling beams.

DOUBLE CARPORT 17'5 x 17'2 (5.31m x 5.23m)
Ample parking for 2 cars side-by-side. Doorway opening into the store.

STORE 13'1 x 5'11 (3.99m x 1.80m)

WORKSHOP/BIKE STORE 10'1 x 9'4 (3.07m x 2.84m)
Power and lighting.

COVERED REAR PORCH 12'7 x 4'3 (3.84m x 1.30m)
Providing a protected access to the rear door. Paved floor. Windows to 1 elevation. Glazed roof. Lighting. Outside tap.

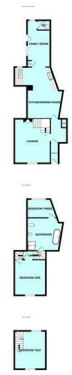
OUTSIDE
A gateway opens onto a chipping pathway leading to the main front entrance. The front garden is laid to lawn with bordering shrubs. There is also a pond and a paved and chipping patio area. To the rear, a chipping driveway provides off-road parking for at least 3 vehicles and access to the double carport, providing further off-road parking for 2 cars side-by-side. To the rear of the carport, double timber doors open to the rear garden, which is level and mainly laid to lawn, together with an area laid to chippings. Adjacent to the carport is an area of shrubs, a timber pergola, an area of composite decking and beyond this a generous timber summerhouse with a pitched roof, French doors and a window overlooking the garden.

COUNCIL TAX
Plymouth City Council
Council tax band B

Area Map

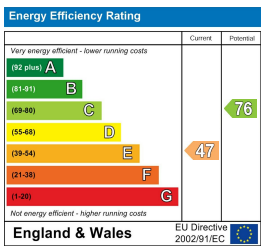


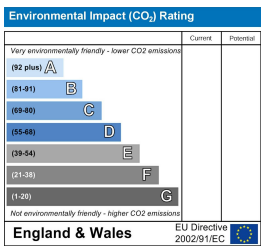
Floor Plans





Energy Efficiency Graph





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