



## 15 Pellew Place

Stoke, Plymouth, PL2 1EQ

£175,000



A unique opportunity to acquire this unusual end-terraced property in a quiet tucked-away location with a rear courtyard & fabulous views. The accommodation briefly comprises an entrance hall, bay-fronted lounge, separate dining room, galley-style kitchen, 2 bedrooms & a bathroom. Lots of characterful features. Double-glazing & gas central heating. No onward chain.



## PELLEW PLACE, PLYMOUTH, PL2 1EQ

### ACCOMMODATION

Front door opening into a vestibule.

### VESTIBULE

Quarry-tiled floor. Panelling with inset tiles. Coat hooks. Partly-glazed door opening into the hall.

### HALL

Providing access to the ground floor accommodation. Staircase with newel post, hand rail and balustrade ascending to the first floor. Under-stairs cupboard. High ceiling with corbels.

### LOUNGE 14'6 in bay x 13'9 at widest point (4.42m in bay x 4.19m at widest point)

Bay window with fitted blinds to the front elevation. Chimney breast with fireplace. Original built-in storage either side of the chimney breast. High ceiling with coving and ceiling rose. Picture rail. Exposed feature floorboards. Sliding timber doors opening into the dining room.

### DINING ROOM 13'4 x 9'5 at widest point (4.06m x 2.87m at widest point)

Window with a fitted blind to the rear elevation. Chimney breast with fireplace. Feature exposed floorboards. Dado rail. Picture rail. High ceiling with coving and ceiling rose.

### KITCHEN 11'9 x 6'2 (3.58m x 1.88m)

Situated to the rear of the property. Base-mounted unit with an inset stainless-steel one-&-a-half bowl sink unit. Shelving. Plate rack. Dual aspect with windows overlooking the courtyard. Quarry-tiled floor. Doorway leading to outside.

### FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Cupboard. Small loft access hatch. Over-head single-glazed timber window.

### BEDROOM ONE 17'5 at widest point x 14'8 into bay (5.31m at widest point x 4.47m into bay)

A generous spacious double bedroom. Chimney breast and fireplace. Bay window with lovely views of Cornwall countryside and across the park to Plymouth. Coved ceiling. Picture rail.

### BEDROOM TWO 13'3 x 9'3 at widest point (4.04m x 2.82m at widest point)

Window to the rear elevation with views over the park. Chimney breast with fireplace. Picture rail.

### BATHROOM 11'4 into shower x 6'2 (3.45m into shower x 1.88m)

Comprising a bath, separate shower, wc and basin. Storage cupboard housing the Baxi gas boiler. Obscured window with fitted blind to the side elevation.

### OUTSIDE

To the front and rear, there are courtyard-style gardens. From the front there are views over Plymouth and from the rear, views over the park.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

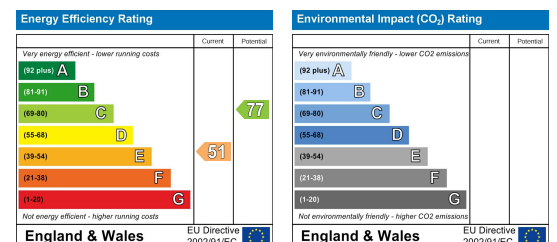
## Area Map



## Floor Plans



## Energy Efficiency Graph



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