



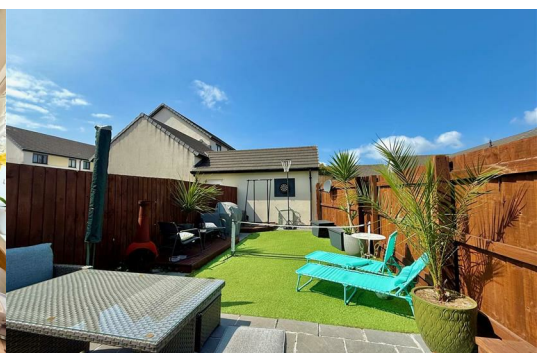
## 11 Sourton Square

Saltram Meadow, Plymouth, PL9 7FR

£319,950



Mid-terraced 3-storey townhouse in a nice position overlooking the square & enjoying a westerly-facing rear garden. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc and a ground floor open-plan living room & kitchen. The first floor comprises 2 double bedrooms, one with an ensuite shower room. The other double bedroom could be used as a first-floor lounge, if required. The top floor has 3 bedrooms & a bathroom. Garage situated to the rear. Double-glazing & central heating.



## SOURTON SQUARE, SALTRAM MEADOW, PL9 9FR

### ACCOMMODATION

Front door opening into the entrance hall.

**ENTRANCE HALL 9'4 x 6'11 at widest point (2.84m x 2.11m at widest point)**  
Providing access to the accommodation. Storage cupboard. Tiled floor. Staircase ascending to the first floor.

**DOWNSTAIRS CLOAKROOM/WC 5'1 x 2'9 (1.55m x 0.84m)**  
Fitted with a low level flush wc and corner-style basin with a tiled splash-back. Obscured window to the front elevation.

**OPEN-PLAN LIVING ROOM/KITCHEN 27'9 x 13'10 at widest point (8.46m x 4.22m at widest point)**  
A generous open-plan ground floor room which is dual aspect with windows with fitted blinds to the front and rear elevations. French doors to the rear opening onto the west-facing garden. Under-stairs storage cupboard. Tiled floor. Ample space for seating and dining. The kitchen area, which is situated to the rear of the room, has a range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset single drainer sink unit. Built-in oven. Stainless-steel gas hob with a glass splash-back and a cooker hood above. Integral dishwasher. Space for free-standing fridge-freezer. Wall-mounted gas boiler.

**FIRST FLOOR LANDING**  
Providing access to the first floor accommodation. Recessed cupboard. Staircase ascending to the top floor.

**BEDROOM ONE 13'8 x 11'2 max dimensions (4.17m x 3.40m max dimensions)**  
Situated to the front elevation. This room could be used as first-floor lounge if required. French doors to the front opening onto a stainless-steel Juliette balcony. Additional window to the front elevation.

**BEDROOM TWO 13'10 x 8'11 (4.22m x 2.72m)**  
Originally the master bedroom. 2 windows with fitted blinds to the rear elevation. Doorway opening into the ensuite shower room.

**ENSUITE SHOWER ROOM 6'11 x 6'3 into shower (2.11m x 1.91m into shower)**  
Comprising an enclosed double-sized shower with a sliding glass door, pedestal basin and wc. Mirrored medicine cabinet.

**TOP FLOOR LANDING**  
Providing access to the remaining accommodation. Loft hatch. Over-stairs cupboard fitted with a hanging rail and shelving.

**BEDROOM THREE 13'10 x 9'2 max dimensions (4.22m x 2.79m max dimensions)**  
2 windows with fitted blinds to the rear elevation providing nice views towards Plymouth.

**BEDROOM FOUR 11'3 x 6'7 (3.43m x 2.01m)**  
Window with a fitted blind to the front elevation.

**DRESSING ROOM/BEDROOM FIVE 8'7 x 6'10 (2.62m x 2.08m)**  
Window to the front elevation.

**FAMILY BATHROOM 6'7 x 6'6 (2.01m x 1.98m)**  
Comprising a bath with a shower system over and a glass screen, pedestal basin and wc. Wall-mounted mirror. Partly-tiled walls.

**GARAGE 18'8 x 9'6 (5.69m x 2.90m)**  
Situated to the rear of the property. Up-&-over door. Pitched roof.

**OUTSIDE**  
The garden has been landscaped with areas laid to patio, artificial grass and a small decked area. Rear access gate. Outside tap. Outside light.

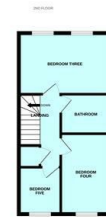
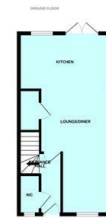
**COUNCIL TAX**  
Plymouth City Council  
Council tax band D

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

## Area Map

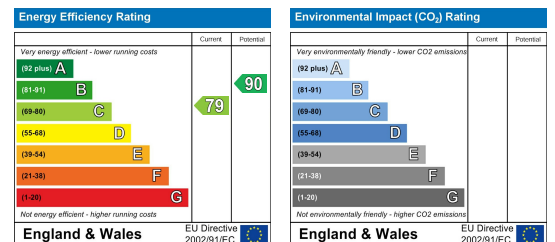


## Floor Plans



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## Energy Efficiency Graph



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