



## 29 Admiralty Street

Stonehouse, Plymouth, PL1 3RX

£425,000



# 29 Admiralty Street

Stonehouse, Plymouth, PL1 3RX

£425,000



## ADMIRALTY STREET, STONEHOUSE, PLYMOUTH, PL1 3RX

### AREA

The Stonehouse area is well renowned for offering stunning coastal walks along the South West Coastal Path, as well as giving easy access to Mount Edgcumbe via the passenger ferry located at Cremyll Street. The water taxi also leaves from Royal William Yard to Plymouth's historic Barbican and Mount Batten which also gives access to the world famous Plymouth Hoe and Mount Batten Peninsula. Admiralty Street offers easy access into Plymouth City Centre.

### ACCOMMODATION

Entrance via a wooden door which opens into the porch.

### PORCH

4'0" x 3'8" (1.22m x 1.12m )

Dado rail. Wooden door with glazed panel. Leaded light window above with stained glass. Opens into the entrance hall.

### ENTRANCE HALL

23'9" x 5'10" maximum (7.24m x 1.8m maximum)

Doors leading to the lounge & dining room. Staircase leading to the half landing & first floor landing. Dado rail. Covings. Under-stairs storage cupboards.

### LOUNGE

15'2" x 13'3" (4.63m x 4.04m )

Feature fireplace with a marble hearth & surround with cast iron inset. Covings. Picture rail. Ceiling rose. uPVC double-glazed window to the front.

### DINING ROOM

12'0" x 13'2" (3.66m x 4.02m )

Feature fireplace with open grate. Storage cupboard to one chimney breast recess. Covings. Picture rail. uPVC double-glazed window to the rear.

### INNER HALLWAY

7'1" x 2'11" (2.17m x 0.9m )

Wooden door with glazed panels opens to the rear garden. Further door opens into the breakfast room.

### BREAKFAST ROOM

12'2" x 10'0" (3.71m x 3.06m)

Feature fireplace. Fitted storage cupboards to both chimney breast recesses. uPVC double-glazed window to the side. Wood effect laminate flooring. Doorway opens into the kitchen.

### KITCHEN

11'6" x 10'0" (3.51m x 3.06m )

Matching base & wall mounted units to include space for a cooker, fridge freezer & slimline dishwasher. Roll edge laminate work surfaces have inset stainless steel twin drainer sink unit with mixer tap. Brick white styled splash-back. Wall mounted Ariston boiler. uPVC double-glazed window to the side. Wood effect laminate flooring. Door to the utility.

### UTILITY

6'3" x 5'8" (1.91m x 1.74m)

Plumbing & space available for a washing machine & tumble-dryer. Roll edge laminate work surface with white brick style splash-back. Dual aspect with uPVC double-glazed window to the side & rear. Decorative tiled floor.

### CLOAKROOM

5'1" x 3'0" (1.57m x 0.93m)

Matching suite of close coupled wc & pedestal wash hand basin. Decorative tiled floor. Obscured uPVC double-glazed window to the rear.

### HALF LANDING

uPVC double-glazed window to the side. Doors leading in through the wc, family bathroom & bedroom 3.

## WC

6'5" x 5'5" maximum (1.97m x 1.66m maximum)

Regular shaped room. Matching close coupled wc, pedestal wash hand basin & chrome heated towel rail. Tiled to dado height. Wood effect laminate flooring. Extractor fan.

## BATHROOM

9'8" x 5'7" (2.97m x 1.72m )

Matching suite of 4 claw free standing bath, separate shower cubical with fitted shower & pedestal wash hand basin. Part-tiled walls. Two velux windows to the roof. Extractor fan. Wood effect laminate flooring.

## BEDROOM THREE

11'7" x 10'0" (3.55m x 3.07m)

Access hatch to roof void. Picture rail. uPVC double-glazed window to the rear overlooking the garden.

## FIRST FLOOR LANDING

Doors leading to bedroom 1 & bedroom 2.

## BEDROOM ONE

18'5" x 13'5" (5.62m x 4.1m)

Feature fireplace with marble hearth & surround with cast iron inset & decorative tiles. Two uPVC double-glazed window to the front. Picture rail. Covings. Ceiling roses.

## BEDROOM TWO

13'0" x 12'0" (3.98m x 3.68m)

Feature fireplace. Storage cupboard with shelves to one chimney breast recess. Covings. Picture rail. Ceiling rose. uPVC double-glazed window to the rear.

## OUTSIDE

To the rear an enclosed garden with slate path bordered on one side with raised flower bed with inset shrubs & plants, this runs alongside the property towards the rear boundary. There stands a section of lawn & gate giving access out to the rear service lane.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: C

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

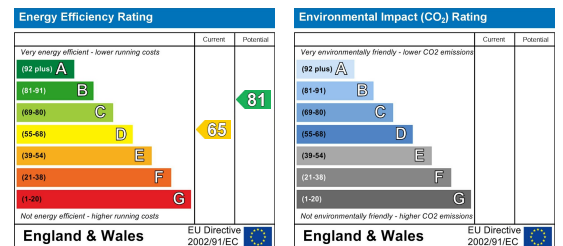


Made with Metapix C0206

## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## 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.