



58 Fore Street



STAGS

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Plympton, Plymouth, PL7 1NB

Plymouth City Centre Approx 5 miles. Exeter Approx 40 miles. Newquay Approx 55 miles.

A wonderful example of a terraced period property with charm and character throughout. Situated in the sought after conservation area of Plympton St.Maurice, within easy walking distance of schools and amenities.

- End of Terrace Period Property
- Large Lounge/Diner with Wood Burning Stove
- Three Double Bedrooms
- Pretty Cottage Style Garden
- Council Tax Band D
- Well Presented Throughout
- Kitchen with Utility Area
- Master Bedroom with En-Suite
- Garage
- Freehold

Guide Price £350,000

The sought after village of Plympton St Maurice is ideally situated within an area of conservation and is by-passed by major roads. It has a pretty 15th Century church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Festival Lamb Feast. Local amenities are just a short stroll away with the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are within walking distance and local leisure facilities include swimming, tennis courts, bowling green and cricket field. Plympton St Maurice has a vibrant and active community enjoying a variety of social events. Perfectly located with excellent links to the A38/Devon Expressway and the favourable sunny beaches of the South Hams Coast and Countryside.

This charming home is well presented throughout and has been well maintained by the current owners. The property comprises, convenient entrance porch leading through to the generous lounge/diner with woodburning stove – the perfect spot to snuggle by the fire and relax or entertain friends and family - walk through to the rear galley style kitchen which has an attractive fitted kitchen along with a separate utility area, door leads out to the garden. The feature staircase rises to the first floor landing giving access to two double bedrooms and the family bathroom, whilst the second floor leads to the light ad spacious master bedroom with En-suite shower room. External benefits include the delightful cottage style garden with paved patio area and door to the garage which has light and power.

Mains Electric & Gas. Mains Water & Drainage.
Based on the latest data at Ofcom Superfast broadband and mobile phone coverage from Three, EE, Vodafone & O2 are available at the property.





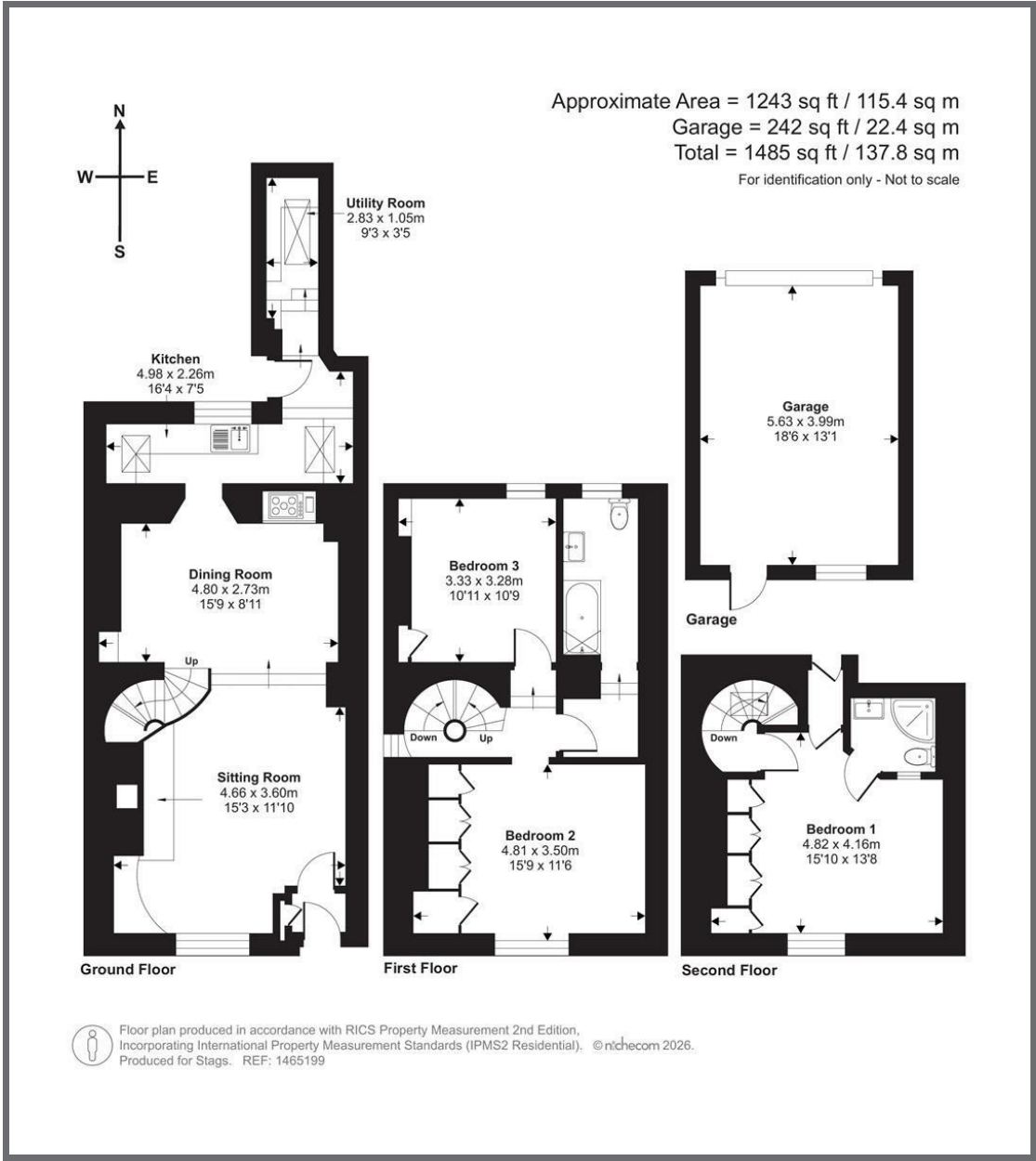
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			33
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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