



7 Fore Street



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Plympton, Plymouth, PL7 1LZ

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

A delightful, three bedroom period property, situated within the sought after conservation area of Plympton St. Maurice.

- Semi – Detached Period Property
- Recently Refurbished Kitchen
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band D
- Well Presented Throughout
- Attractive Lounge/Diner with Feature Working Fireplace
- Recently Refurbished Family Bathroom
- Freehold

Guide Price £325,000

The sought-after location of Plympton St Maurice is an unspoilt village situated within an area of conservation. 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. Local amenities are just a short stroll away, at the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are all 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, the favourable sunny beaches of the South Hams Coast and Countryside. The property has been well maintained and provides generous accommodation set traditionally over two floors, and comprises, lounge/diner of good size with feature, working fire place, an attractive recently fitted, shaker style kitchen, three double bedrooms and a recently refurbished family bathroom with large walk in shower. There is a delightful enclosed rear garden with gated access for right of way across the neighbouring property.

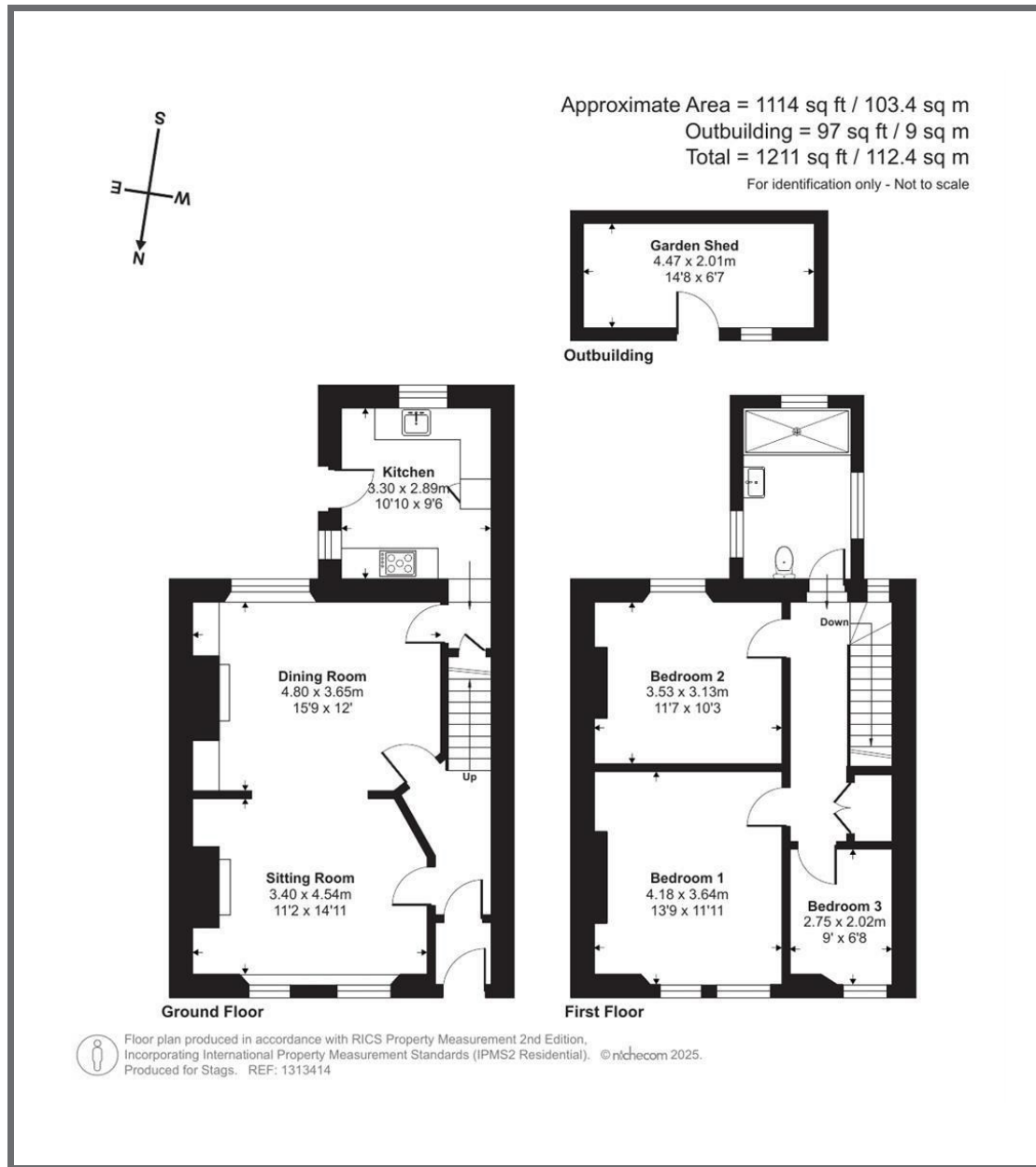
Mains Water/Drainage. Main Gas & Electric.
No flood risk.

Based on the latest data available to Ofcom Superfast broadband and mobile coverage from EE & 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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