



Chapel House



# Chapel House

Plympton, Plymouth, PL7 1NA

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

A beautifully presented Grade II Listed property, offering spacious & versatile accommodation within a sought after conservation area.

- Grade II Listed Georgian Town House
- Well Presented Throughout
- Generous Accommodation Throughout
- Two Further Reception Rooms
- Master Bedroom with En-suite
- Freehold
- Large Reception Room with Stunning Vaulted Ceiling and Exposed Timbers
- Three Bedrooms & Three Bathrooms
- Garage, Parking & Garden
- Council Tax Band E

## Offers In The Region Of £495,000

The sought-after location of Plympton St Maurice is an unspoilt village ideally situated within an area of conservation and is bypassed 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, 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. This beautifully presented terraced home, is highly deceptive from the exterior and is set over three floors. The accommodation has a wealth of character along with period features and comprises reception room, two bedrooms, family bathroom, separate shower room and guest room/gym to the ground floor with two separate staircases rising to the first floor. The first floor plays host to an attractive kitchen, separate utility room, along with the breath taking dining area and stunning sitting room with vaulted ceilings, exposed roof trusses and working fireplaces. The spiral staircase rises to the second floor to the master bedroom with En-suite shower room. External benefits include a delightful private courtyard garden, also giving access to the 51' garage with adjacent parking.

Services - Mains gas, electric water & drainage.  
Based on the latest data to Ofcom mobile coverage from EE, O2, Three & Vodafone are available at the property.





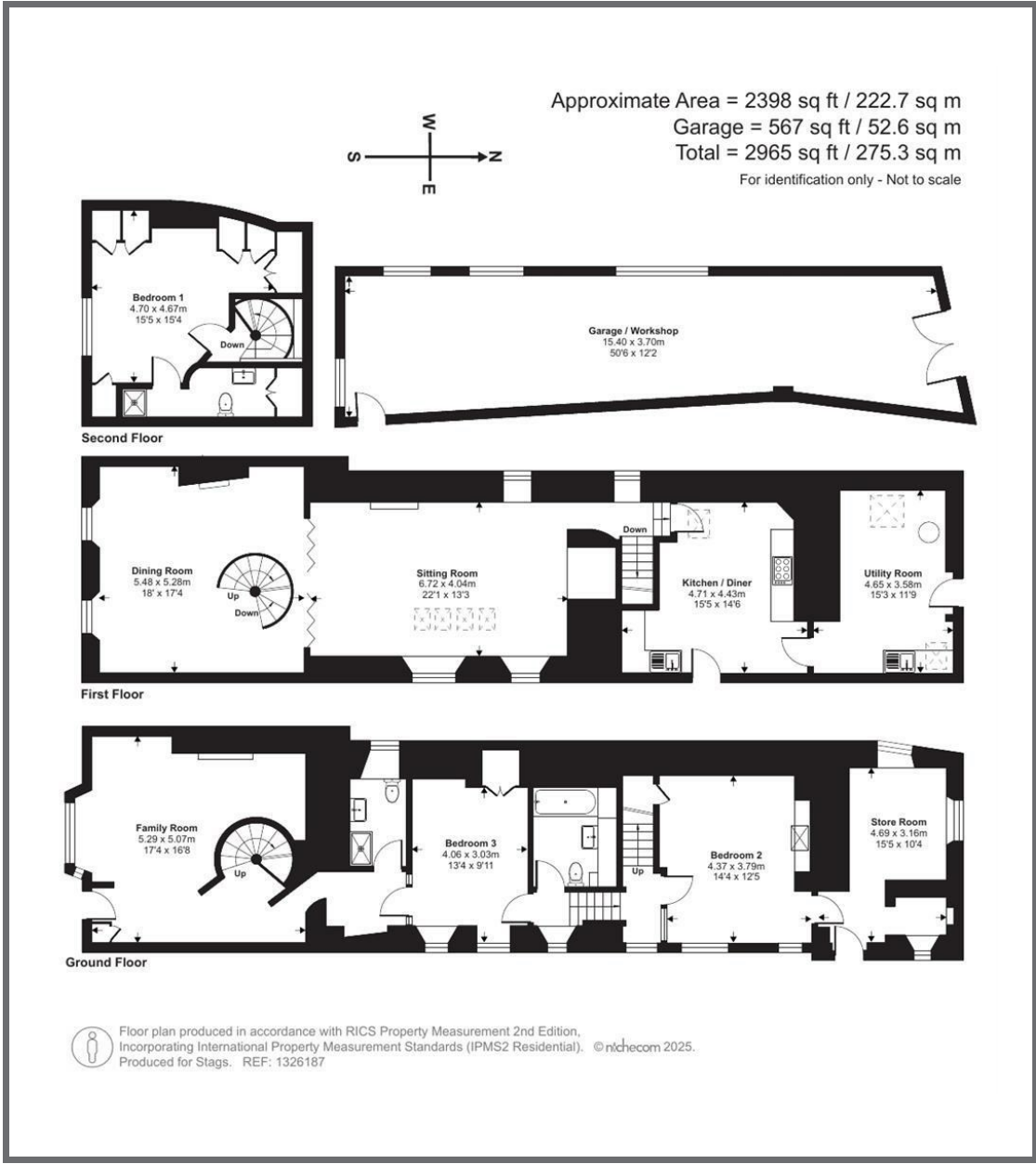
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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                                 |  |                         | 80                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (39-54) 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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