



Cornwall Street, Devonport, Plymouth, Devon, PL1

Offers Over: £170,000

Freehold

This magnificent three double bedroom townhouse is just a stone's throw away from the waterfront in one of Devonport's covertly hidden beauty spots. The extraordinary home, which is also offered to the market on a 50% shared ownership basis, offers so much space and is perfectly suited to a growing family. Whilst three double bedrooms are currently in place, a fourth double room could easily be adapted with Velux windows installed to create a fourth double bedroom. The property also has a gorgeous south facing rear garden which whilst low maintenance, is a sensational suntrap all day and evening. We thoroughly recommend viewing this property to fully appreciate its delightful setting and expect an enormous amount of interest early on. EPC: TBC

Accommodation

Entrance Hall 5'10" x 4'4" (1.78m x 1.32m). Laminate flooring, wall mounted radiator, stairs to first floor, door into:

Living Room 15'9" x 11' (4.8m x 3.35m). Max measurements, bay window to front, wall mounted radiator, TV point, under-stair storage, doors into:

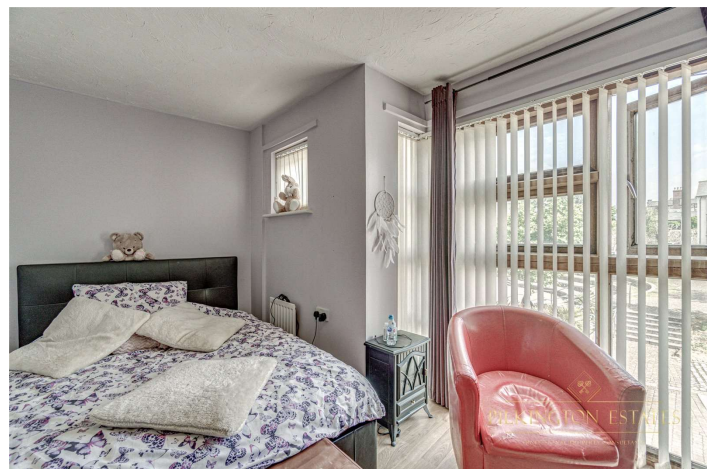
Kitchen / Dining Room 15'9" x 10'1" (4.8m x 3.07m). Range of matching wall and base units, roll-edged worktop, part tiled walls, space and plumbing for washing machine, space and plumbing for dishwasher, electric cooker point, integrated stainless steel sink and drainer unit, space for fridge freezer, double glazed window to rear, wall mounted boiler, space for dining room table and chairs, laminate flooring, door into:

Rear Porch 4'9" x 4'2" (1.45m x 1.27m). Laminate flooring, wall mounted radiator, door into rear garden and door into:

WC 4'9" x 3'3" (1.45m x 1m). Laminate flooring, wall mounted radiator, low level WC, wash hand basin, part tiled walls, double glazed window to rear.

First Floor Landing Carpet flooring, stairs to second floor, wall mounted radiator, doors into:

Bedroom 13'3" x 10'1" (4.04m x 3.07m). Max measurements. Laminate flooring, two wall mounted radiators, double glazed bay window and window to front, TV point.





Bedroom 8'11" x 8'11" (2.72m x 2.72m). Carpet flooring, wall mounted radiator, double glazed window to rear.

Bathroom 6'8" x 5'9" (2.03m x 1.75m). Tiled flooring, tiled walls, low level WC, wash hand basin, bath with drainer taps and shower over, double glazed window to rear, wall mounted radiator.

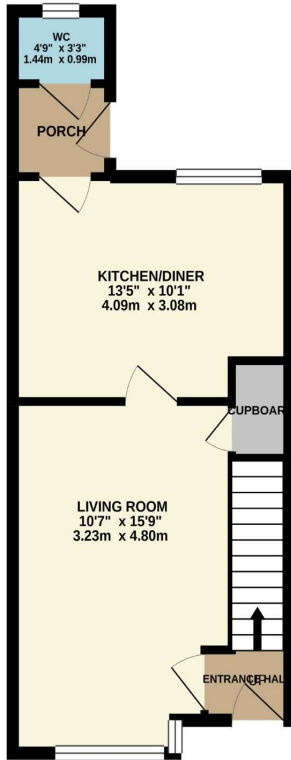
Second Floor Landing Carpet flooring, two storage cupboards, loft access, doors into:

Bedroom 13' x 8'7" (3.96m x 2.62m). Carpet flooring, double glazed bay window to front with attractive outlook, wall mounted radiator, TV point.

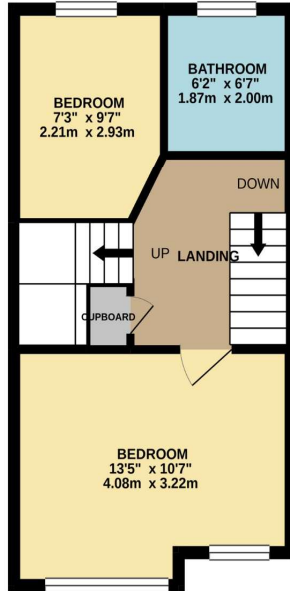
Loft Room 15'9" x 8'4" (4.8m x 2.54m). Carpet flooring, wall mounted radiator, potential to simply convert into bedroom by adding window.

Outside property has an incredibly attractive outlook at the front which is quiet and safe for children. The rear garden is perfectly south facing and a definite suntrap. Arranged over two tiers laid to attractive paving and stone chippings. Fully closed and gated access at the rear.

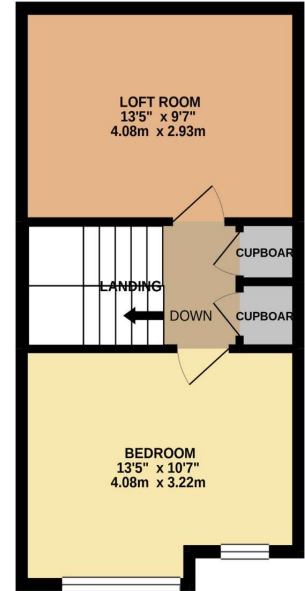
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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