

Looe Street, PL4

Offers Over: £325,000

Situated in one of Plymouth's most prestigious areas is this quirky two-bedroom end of terraced family home. The property has more to it than meets the eye, with three floors offering an abundance of space and versatility. The Ground floor is currently utilised as a working car garage, whilst boasting immense potential to convert into a self-contained flat.

The first floor comprises a generous open plan lounge / diner which has been tastefully decorated, a contemporary kitchen to the rear, a recently fitted, modern family bathroom and the second bedroom which has been decorated to an equally as impressive standard. The property benefits from a loft conversion, allowing for the Luxurious master bedroom with fitted wardrobes and Velux windows. To the rear, the home benefits from an enclosed, low maintenance courtyard. EPC: D.

Rooms

Entrance Hall 3'5" x 6'2" (1.04m x 1.88m). Hard-wood flooring, access to living space, storage and garage.

Garage 53'8" x 16'8" (16.36m x 5.08m). Large garage space with room for multiple vehicles, electric rolling garage door with access to WC and courtyard garden.

Living dining room 27'5" x 13'3" (8.36m x 4.04m). hard-wood flooring with UPVC double glazed windows to front and rear aspect, wall mounted gas radiator, Tv point and access to landing.

Landing 6'2" x 15'2" (1.88m x 4.62m). hard wood flooring with wall mounted gas radiators and access into bedroom, bathroom and kitchen.

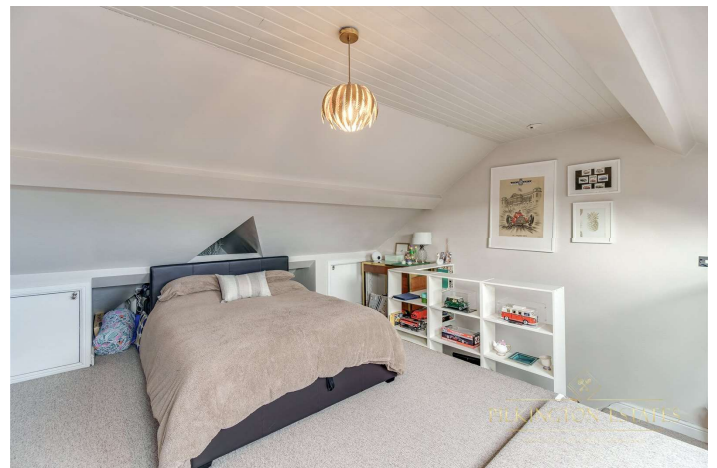
Bedroom 2 8'7" x 11'11" (2.62m x 3.63m). Hard-wood flooring, wall mounted gas radiator, double glazed window to side aspect.

Bathroom 6'7" x 10'6" (2m x 3.2m). Vinyl flooring with tiled walls, low level Wc, ceramic wash hand basin with hot and cold mixer taps, one and a half shower cubicle with shower screen, double glazed window to side aspect.

Kitchen 15'11" x 9'3" (4.85m x 2.82m). Hard-wood flooring, matching wall and base units, space for dishwasher, integrated washing machine, fridge / freezer, wash hand basin with hot and cold mixer taps and draining unit, double glazed window to rear aspect.

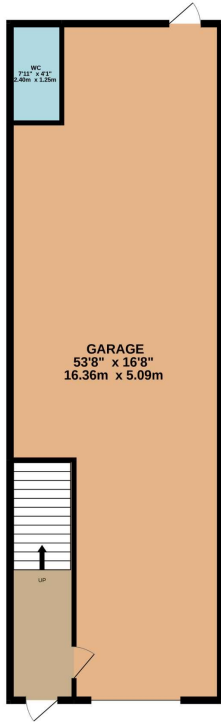
Bedroom 1 22'10" x 15'3" (6.96m x 4.65m). Carpet flooring, wall mounted radiator, built in wardrobe, double glazed window to front and rear aspect.

Exterior Low maintenance rear courtyard laid to patio.





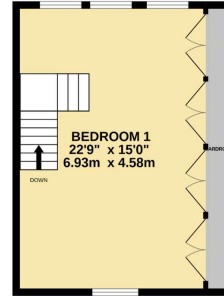
GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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