



A substantial end terrace property, set over three storeys, with an annexe area at the rear. located in Plymouth, south Devon.

### DESCRIPTION

Now requiring modernisation throughout, is this three storey house featuring a lounge, kitchen/diner and access to the annexe and courtyard from the ground floor. To the first floor are two bedrooms and a bathroom and to the third floor is a master bedroom with spacious dressing room leading to an en-suite. The annexe is located at the rear of the building and has its own tax band and postcode, set up as a lounge leading to a kitchen on the ground floor, a bedroom with study leading from it and a bathroom on the first floor. To the conclusion of the courtyard is a storeroom.

### LOCATION

Plymouth is set in South Devon, on the Cornish border. The City features a busy shopping centre, a multitude of primary and secondary schooling, along with the famed Plymouth University. Other amenities in the area include the Royal William Yard, a trendy up and coming area abundant with bars and restaurants; the Barbican, Plymouth Hoe and the Pavilions.

### ACCOMMODATION

**Ground Floor:** Side entrance into the hallway with stairs to the first floor and an internal

door to a rear hallway connecting to the courtyard and annexe, lounge and kitchen/ diner.

**First Floor** Two bedrooms and a bathroom.

#### Second Floor

Master bedroom with a walk in dressing room leading to an en-suite bathroom.

**Outside** Courtyard area leading to a garden store room.

### ACCOMMODATION

12a: Entrance from either its own door from the side service lane or internally from the main house, lounge with separate kitchen. Stairs from the lounge to a bedroom area with study room leading from it and a bathroom.

### EPC

Energy Efficiency Ratings: 12 – E. 12a – E. Notes – 12 has a council tax band of B and 12a has a band A rating. For title deed information, please refer to the legal pack.

### AUCTION VALUER

Lucy Fuller

### VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Drake Circus 01752 223355. General



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