



## 1c St Vincent Street, Plymouth Price OIRO £160,000 Freehold

This spacious four bedroom property is ideally positioned offering easy access to great schools, amenities and is within walking distance to the Dockyard. There is a welcoming entrance hallway which allows access into the very useful downstairs cloakroom and into the tandem double garage. This is a fantastic addition for those motoring enthusiasts or just for great storage. The fourth bedroom is on this level which could also function well as a home office. Upstairs you are greeted by a spacious lounge which has been tastefully presented allowing an easy move in. There is a light and airy kitchen/diner offering the perfect spot for an evening of entertaining friends. Up again you will find three deceptive bedrooms along with a fresh family bathroom. The rear garden is a lovely enclosed courtyard offering peace of mind to parents and allows a great spot for a summer bbq. This property benefits fro gas central heating and uPVC DG throughout and is being offered with no onward chain.

**0.95%**

Min Fee £1200  
INCLUDING  
VAT

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## Ground Floor

### Entrance Hallway

You enter this lovely property into a spacious entrance hallway offering plenty of room to welcome in guests before ascending to the reception rooms. There is access into the cloakroom, tandem garage and into bedroom four. There is a light fitting.

### Cloakroom

This is a lovely addition to any home and provides especially useful for when visitors are over or when your tinkering in the garage. There is a low level wc, wash hand basin and a light fitting.

### Bedroom Four

8'11" (2.72m) x 5'10" (1.78m)

The fourth bedroom is a very versatile space and could function as a teenagers space allowing them to come and go without disrupting smaller one's or perhaps a home office allowing clients etc to come into the property without having to go into your own home area. There is a radiator and a light fitting

### Tandem Double Garage

27'9" (8.46m) x 7'11" (2.41m)

This is a great space and would work perfectly for

someone who is into classic cars or sports and needing storage space. There is also plumbing in the garage to put a utility area in it if desired. There is a door that provides access out to the courtyard. There is a light fitting and a rollermatic door.

## First Floor

### Landing

There is a staircase that ascends to the second floor and then a door leads one way into the generous lounge and another into the kitchen/diner. There is a light fitting.

### Kitchen/Diner

14'2" (4.32m) x 8'11" (2.72m)

This modern space offers plenty of storage units and work top space for those that love to cook. The layout is very sociable allowing visiting friends and family to sit around the table whilst the evening meal is being prepared or the wine being poured. There is an integrated sink with drainer, oven, hob and extractor whilst there is space for a fridge and washing machine. There is a radiator and light fitting,

### Lounge

14'2" (4.32m) x 11'5" (3.48m)





The spacious lounge is a well presented room offering a space you could simply slot your furniture into with no fuss. There is a lovely open outlook and a feature fireplace which gives the room a nice focal point. There is a useful storage cupboard ideal for storing away the little one`s toys or clutter. There is a light fitting and a radiator.

## Second Floor

### Landing

The landing offers access to all remaining bedrooms and into the bathroom. There is a light fitting.

### Bedroom One

14'2" (4.32m) x 11'7" (3.53m) Max

The master bedroom is a lovely proportioned room and offers a great space to retreat to at the end of the day. There is plenty of room for the usual bedroom furniture requirements and the neutral decor really makes this a relaxing room. There is a radiator and a light fitting.

### Bedroom Two

12'2" (3.71m) x 6'4" (1.93m)

This another generous space and would well as a guest room or teenagers space. There is a fitted

wardrobe and neutral decor. There is a radiator and a light fitting.

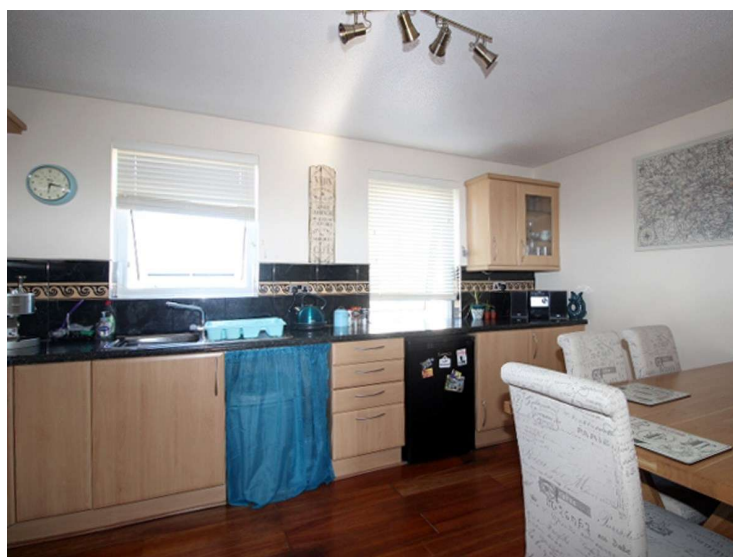
### Bedroom Three

9'0" (2.74m) x 7'7" (2.31m)

This is an ideal child`s room and offers a pleasant outlook out over the rear courtyard and beyond. There is a radiator and a light fitting.

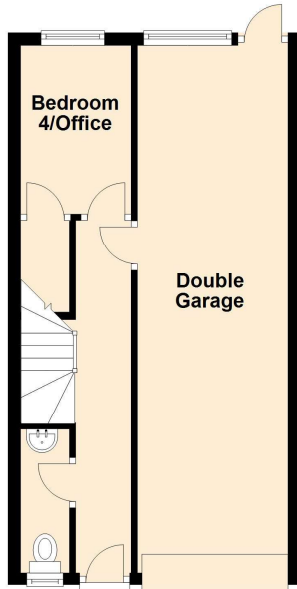
### Family Bathroom

The fresh family bathroom offers plenty of room for bath time fun with the little ones and the neutral choice of decor and tiles would enhance any long hot soak. There is a white bath with a shower over, a white low level wc and a wash hand basin. There is a light fitting.



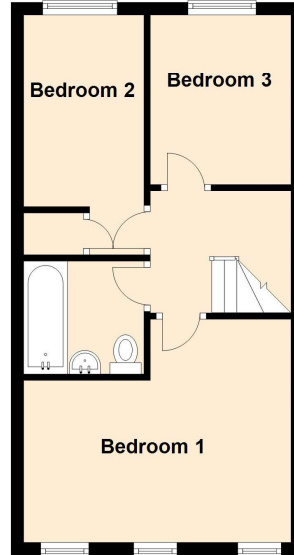
**Ground Floor**

Approx. 36.1 sq. metres (388.7 sq. feet)



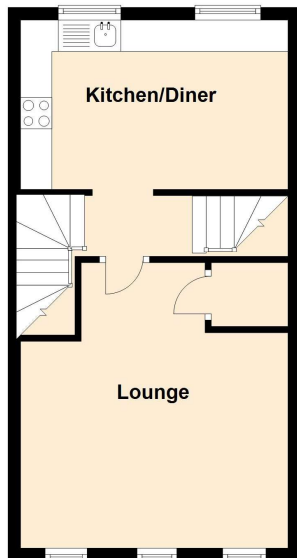
**Second Floor**

Approx. 36.1 sq. metres (388.4 sq. feet)



**First Floor**

Approx. 36.1 sq. metres (388.6 sq. feet)



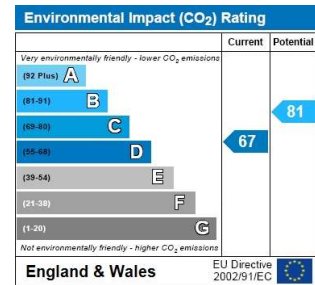
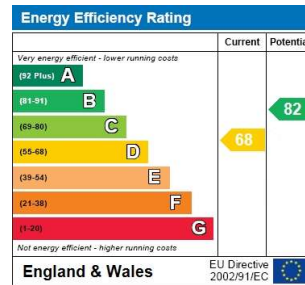
Total area: approx. 108.3 sq. metres (1165.8 sq. feet)

**Directions**

Please contact the office for directions

**Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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