

**FOR SALE**

Guide Price £190,000 - £200,000



**Alan Cummings**  
estate agents & valuers

**9 Penlee Place, Mutley , Plymouth, Devon, PL4 7DQ**



- A period built mid terraced house
- Characterful, well presented home
- Fitted to a high quality specification
- uPVC double glazing and gas central heating
- Fitted with characterful and period features
- Entrance lobby, hall
- Good sized lounge
- Spacious open plan dining room
- Fitted kitchen
- Two double bedrooms (potential for three)
- Bathroom/wc, spacious loft with potential for conversion, front garden,
- Walled rear courtyard garden, outside store with power
- Vacant, no onward chain

**THE PROPERTY** A mid terraced house built in the late Victorian era, which has been extensively upgraded, improved and refurbished and major works including the installation of uPVC double glazing, gas fired central heating, re-rendered and re-painted elevations, timber treatment and associated works and a whole range of refitting works including kitchen, bathroom, redecoration etc.

The property now providing a most well presented and characterful period built mid terraced house refurbished to a quality specification and contemporary style whilst retaining an attractive variety of characterful and period features. The accommodation on the ground floor with entrance lobby, hall, good sized lounge with bay window, and fireplace, a spacious open plan dining room with fireplace and window overlooking the back. A fitted kitchen with integrated appliances. A downstairs bathroom being modern fitted. At first floor level the landing giving access to two generous sized double bedrooms. With access to a spacious loft having potential for conversion. Bedroom one offering potential perhaps to be sub-divided to create three bedrooms.

**LOCATION** Set in a convenient position in Mutley close to Mutley Plain, Hyde Park and with convenient access into the city and close by connection to major routes in other directions.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Panelled part multi-paned glazed front door with window over into:

## **GROUND FLOOR**

**ENTRANCE LOBBY** 4' 10" x 3' 7" (1.47m x 1.09m) Coved ceiling and stripped pine panelled part leaded glazed internal door into:

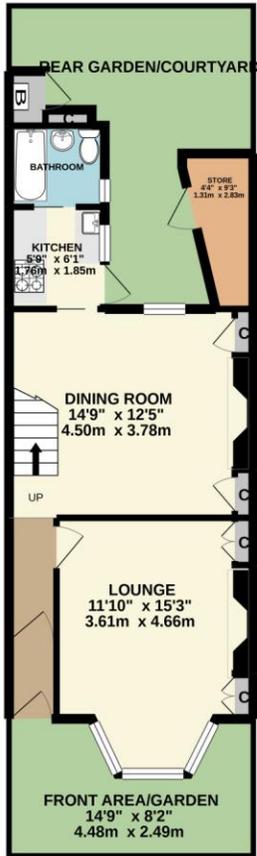
**HALL** Coved ceiling and pendant light point.  
**LOUNGE** 15' 3" x 11' 10" max (4.65m x 3.61m) Double glazed bay window to the front. Coved ceiling with ceiling rose. Picture rail. Focal feature fireplace with timber surround, tiled fireback and hearth with open grate. Fitted cupboards with shelving above, to both fireplace recesses.

**DINING ROOM** 14' 9" x 11' 5" max (0m x 3.48m) uPVC double glazed windows to the rear. Feature fireplace with timber surround, tiled fireback and hearth. Built-in cupboards to either side of the chimney breast. Staircase with carved and turned newel post, turned spindles, and hardwood banister rises and turns to the first floor. Understairs storage cupboard and open display area. Doorway into:

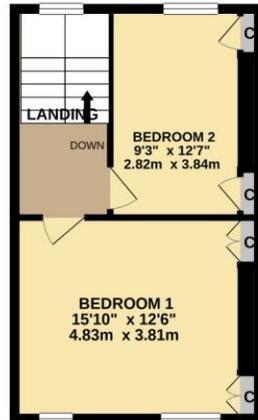
**KITCHEN** 6' 1" x 5' 9" (1.85m x 1.75m) Pvc part double glazed door with adjoining pvc double windows to the rear. Fitted kitchen with a good range of cupboard and drawer storage, roll edge worksurfaces, metro tiled splashbacks, inset stainless steel sink with chrome mixer tap, integrated appliances include four ring variable sized gas hob with electric fan assisted oven under. Door into:

**BATHROOM** 5' 9" x 4' 11" (1.75m x 1.5m) uPVC double glazed window to the side. White modern suite with close coupled wc, wall hung wash hand basin, panelled bath with mixer tap, and separate thermostatic shower over, triple tiled walls, tiled floor and chrome ladder radiator.

GROUND FLOOR  
467 sq.ft. (43.3 sq.m.) approx.

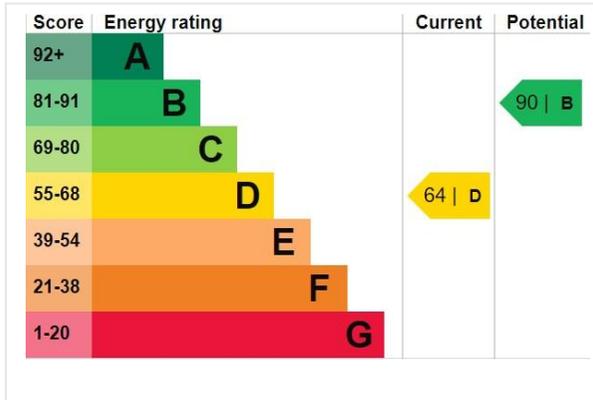


1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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## FIRST FLOOR

**LANDING** Tall leaded glazed sash style window to the rear. Coved ceiling. Access hatch to loft.

**BEDROOM ONE** 15' 10" max x 12' 6" max (4.83m x 3.81m) Two uPVC double glazed windows to the front. Coved ceiling. Light point. Picture rail. Low level built-in cupboards to either side of the chimney breast and one with shelves above. Timber boarded floor.

**BEDROOM TWO** 12' 7" max x 9' 3" max (3.84m x 2.82m) uPVC double glazed window to the rear. Coved ceiling. Ceiling rose. focal feature fireplace with timber surround and tiled fireback and built-in cupboards to either side of the chimney breast.

**EXTERNALLY** Set back from the street and slightly elevated above with front garden having a well stocked border with a number of ornamental bushes shrubs and plants.

To the rear of the property a delightful private sunny walled courtyard, laid out with decked seating terrace, a patio with built-in bench and raised flower border. Useful lean-to storage shed with power and plumbing providing space suitable for a washing machine. Insulated store housing the Worcester gas fired boiler servicing central heating and domestic hot water.

**TENURE: FREEHOLD**  
**COUNCIL TAX BAND: B**

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