

**FOR SALE**

Price: £195,950



**Alan Cummings**  
estate agents & valuers



# 65 Hotham Place, Millbridge, Plymouth, Devon, PL1 5NF

- **CHARACTERFUL WELL-PRESENTED PERIOD BUILT MID-TERRACED HOUSE**
- **COMFORTABLY APPOINTED FAMILY HOME**
- **PERIOD FEATURES & MODERN CONVENIENCES**
- **UPVC DOUBLE GLAZING, GAS CENTRAL HEATING**
- **LOBBY, HALL**
- **LOUNGE, DINING ROOM**
- **FITTED KITCHEN/BREAKFAST ROOM**
- **3 DOUBLE BEDROOMS**
- **IMPRESSIVE REFURBISHED FAMILY BATHROOM, SEPARATE WC**
- **DELIGHTFUL WALLED SOUTHERLY FACING ENCLOSED COURTYARD GARDEN**
- **UTILITY CUPBOARD & STORE**

**THE PROPERTY** A period built mid-terraced house owned for many years and during this time extensively upgraded, improved and refurbished to its present high standard. Works have included remodelling of the layout together with a professionally undertaken loft conversion now providing a spacious master bedroom. A well-proportioned, comfortably appointed family home retaining the character and style of a period property and complemented by a host of modern conveniences with gas fired central heating and uPVC double glazing.

Providing on the ground floor two good size reception rooms and a spacious fitted kitchen/breakfast room with useful utility cupboard. At first floor level two generous size double bedrooms, the front large bedroom with potential to sub-divide to create a four bedroom home and in the tenement section a stunning and recently refurbished family bathroom together with adjoining separate wc. At second floor level a converted loft now providing a spacious master bedroom from which long views are enjoyed.

The property has a southerly facing enclosed walled courtyard garden, a delightful sun trap with useful outbuildings including a utility cupboard and store.

**LOCATION** Set in this highly popular street of Hotham Place and on the south side of this road. Found in Millbridge and with a variety of local services and amenities nearby. The position also convenient for easy access into the city and close by connection to major routes in other directions.

Hardwood panelled front door, arched top light into:

## **GROUND FLOOR**

**ENTRANCE LOBBY** 3' 6" x 3' 2" (1.07m x 0.97m) Panelled internal part glazed door with leaded light feature and window over into:

**HALL** Staircase with carpeted treads, timber newel post and banister rises and turns to the first floor. Two useful under stairs storage cupboards the first housing the mains electric consumer unit, the second with fitted shelves.

**LOUNGE** 11' 6" x 10' 10" max. (3.51m x 3.3m max.) Window to the front. Focal feature fireplace with timber surround, polished stone fireback and hearth and fitted living flame coal effect gas fire. Coved ceiling with ceiling rose. Picture rail. T.V. aerial point.

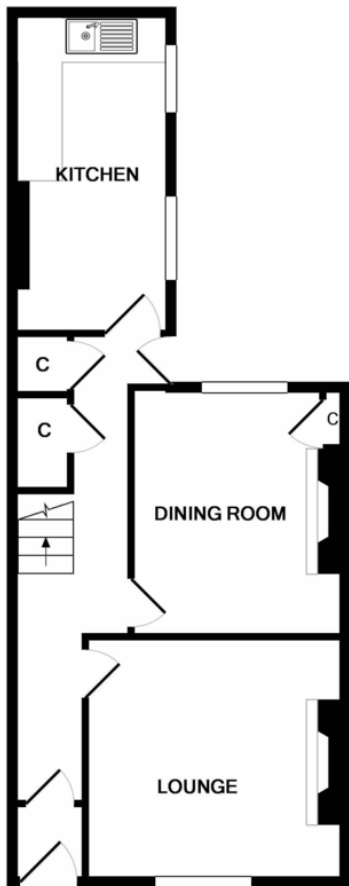
**DINING ROOM** 11' 0" x 9' 4" (3.35m x 2.84m) Window overlooking the rear. Coved ceiling with ceiling rose. Picture rail. Feature fireplace with cast iron mantelpiece and built-in cupboard to the left hand side of the chimney breast.

**KITCHEN/BREAKFAST ROOM** 14' 3" x 7' 0" (4.34m x 2.13m) Two windows to the side. Attractive modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces with tiled splashbacks. Stainless steel sink with mixer tap. Space for cooker. Space suitable for upright fridge/freezer.

## **FIRST FLOOR**

**LANDING** Built in shelved cupboard.

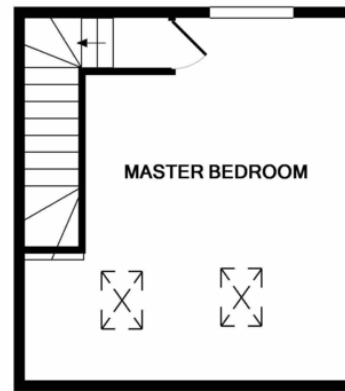
**BEDROOM 2** 14' 11" x 10' 10" max. (4.55m x 3.3m max.) Two windows to the front. Coved ceiling, ceiling rose and picture rail. Built-in cupboards to either side of the chimney breast.



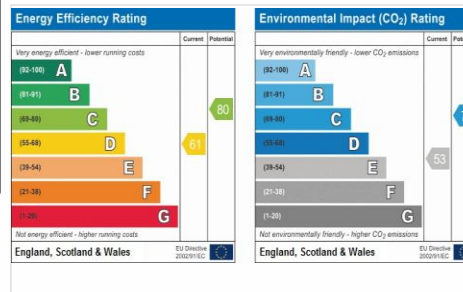
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**BEDROOM 3** 10' 10" x 9' 3" max. (3.3m x 2.82m max.) Window to the rear. Coved ceiling. Picture rail. Period fireplace with cast iron fireback.

**INNER LANDING** 5' 2" x 4' 0" (1.57m x 1.22m) Doors into the wc and:

**BATHROOM** 9' 2" x 7' 4" (2.79m x 2.24m) Obscure glazed window to the rear. Quality white modern suite with panelled bath, side mixer tap and thermostatic overhead shower. Extractor fan. Glazed shower screen. Vanity wash hand basin with cupboard under and mixer tap. Cupboard houses the 'Vokera Linea' wall mounted gas fired boiler servicing the central heating and domestic hot water. Five downlighters. Dado rail.

**W.C.** 5' 2" x 3' 0" (1.57m x 0.91m) Obscure glazed window to the side. White wc.

**SECOND FLOOR**

**LANDING** Window to the rear. Door into:

**MASTER BEDROOM** 16' 5" x 13' 3" max. (5m x 4.04m max. Two Velux double glazed windows to the front set in part sloping ceiling. Six downlighters. Access hatch to eaves storage area to the front.

**EXTERNALLY** To the rear of the property a delightful southerly facing courtyard garden attractively laid out for minimal maintenance with a raised border covered with stone chippings. Paved patio area. Clothes washing line. In the main part wide with paved seating terrace on one side, white painted walls. Outside water tap. Useful GARDEN SHED and attached lean-to to the back of the house is the:

**UTILITY CUPBOARD** 4' 3" x 2' 3" (1.3m x 0.69m) With power points, lighting, fitted shelf and plumbing suitable for automatic washing machine and space for tumble dryer.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** B

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