



7 Fellowes Place, Millbridge, Plymouth, Devon, PL1 5N

Guide Price £360,000



Circa 1840, this fine 4 storey early Victorian townhouse is situated close to Millbridge shopping parade, Devonport High School for Boys, Parkland and is approximately 1 mile distant to the City Centre. In 2012 the property was sympathetically and tastefully renovated, having a splendid kitchen fitted with built-in appliances (5 ring gas hob, electric double oven & fridge/freezer). A fabulous, remodelled bathroom together with a new boiler. There are also two multi-fuel cast iron burners. The property has a plethora of Victorian character features including a fireplace, coved ceilings, dado rails and many stripped pine floors.

The versatile accommodation comprises on the ground floor of a vestibule entrance, a delightful hallway with a strip pine floor and a coved ceiling, a sitting room with stripped pine floor, multi-fuel log burner and an arch leading to the dining room, which also has a fireplace with built-in cupboards and shelving either side. There is also a study/bedroom 4.

On the lower ground floor is a fabulous kitchen/breakfast room with fitted units and oak worktops, there is a utility room and a cloakroom/WC. There is a hallway which leads to another front door which leads to the south facing courtyard.

On the upper two floors are 3 double bedrooms, the master, which was originally two bedrooms, has a dressing area. There is a south facing courtyard to the front of the property with steps up to Fellowes Place itself. To the rear of the property is a charming walled, paved courtyard area which is a delightful feature of the property.

Double Garage

This is an important feature of the property and has twin 'up and over' doors, electric, light and power.

Agents note.

An internal inspection of this superbly presented and tastefully decorated family home can be most strongly recommended.



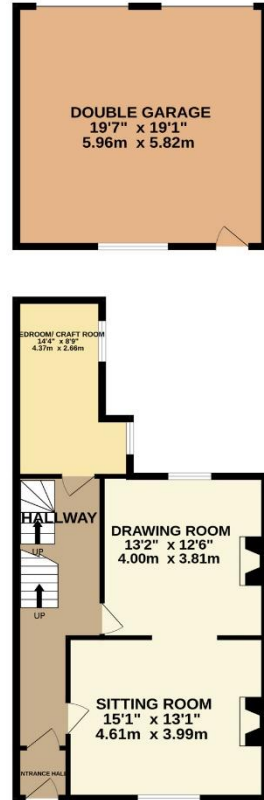
To view this property call Lang Town & Country Estate Agents on 01752 256000.



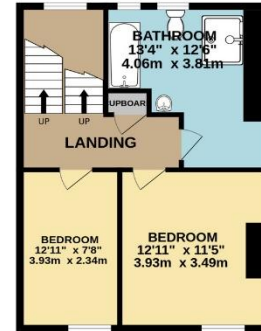
BASEMENT
600 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 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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