



Durnford Street, PLYMOUTH, PL1 3QR

£800,000 FREEHOLD



Durnford Street

PLYMOUTH, PL1 3QR

A rare opportunity to acquire a substantial Victorian townhouse with views over River Tamar, Royal William Yard & Firestone Bay. This exceptional grand residence is set over four floors and has been the subject of an extensive renovation programme and sympathetically restored to an exacting standard throughout.

Council Tax band: E

Tenure: Freehold

- Balcony with Beautiful Views
- Large Cellar
- Living Room
- Dining Room
- Superb Kitchen/Breakfast Room
- Downstairs Cloakroom
- Gardens
- Five/Six Bedrooms
- Beautiful Period Townhouse
- Three Bathrooms (including Two En-Suites)



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This beautiful family home forms part of a delightful terrace of townhouses with railings and steps leading to a most attractive entrance. This exceptional grand residence is set over four floors and has been the subject of an extensive renovation programme, sympathetically restored to an exacting standard throughout.

The front door opens into an entrance vestibule leading to a spacious hallway with doors to all principle ground floor rooms. The 18' living room is double aspect with a bay window to the front complete with original shutters and window to the side together with beautiful stripped floorboards that feature throughout the property, open fireplace and coved ceilings.

Internal bi-fold doors open into the dining room with a feature fireplace and door to the kitchen/breakfast room. This room is the centre of the house having a range of white hi gloss base and wall units, with quartz work surfaces, and a large island unit. Integrated Neff appliances include a five ring induction hob with hood over, two combination/steam ovens, a microwave oven and warming drawer, dishwasher and fridge/freezer. There is also a boiling water tap and a waste disposal unit. The room has a superb ceramic tiled floor, with underfloor heating, three skylights and two sets of bi-fold doors to the courtyard garden.



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The first floor comprises a 20' double aspect room with marble fireplace that would make a superb bedroom or a second living room. Also on this floor are two further double bedrooms, a utility room and a shower room/WC with a contemporary suite.

The second floor has a further two bedrooms and the family bathroom which has a "Jack and Jill" door to the front bedroom. This bathroom comprises a free standing bath, corner shower cubicle, WC and vanity unit with double wash hand basins.

The third floor has a 17' bedroom with roof lights to the rear and bi-fold doors leading to a full length balcony. There is an en-suite shower room with WC and wash hand basin.

The balcony has superb views over the Royal William Yard and the River Tamar beyond.





Outside

Outside is a small front garden and to the rear a paved Mediterranean style court yard garden with raised beds, pond, storage shed and gate to the rear access lane. Permit parking is available both at the front and rear of the property.

Tenure & Services

Services: Mains electricity, gas, water and drainage.

Council Tax Band: E

EPC - D

Council Tax band: E

Tenure: Freehold

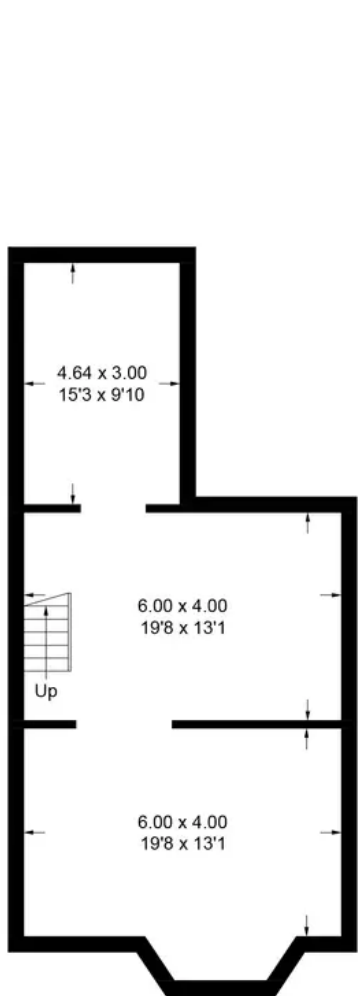
PERMIT

3 Parking Spaces

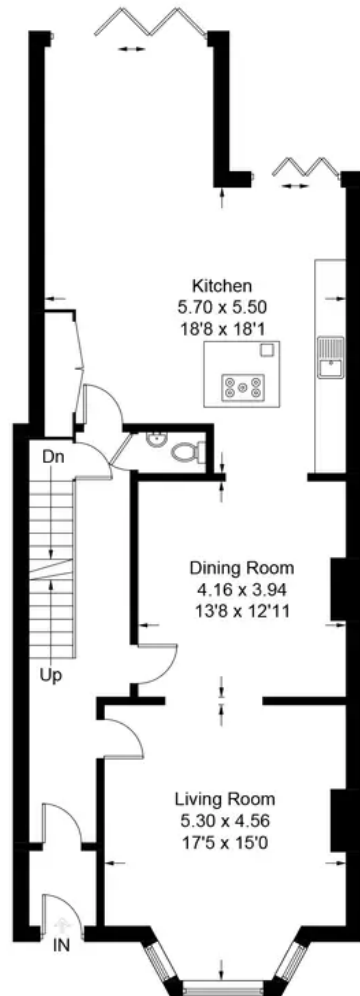


157 Durnford Street

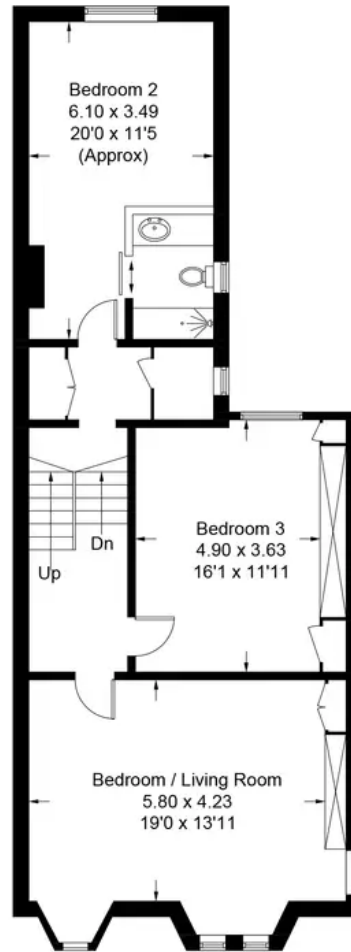
Approximate Gross Internal Area = 272.8 sq m / 2936 sq ft
Cellar = 66.1 sq m / 711 sq ft
Total = 338.9 sq m / 3647 sq ft



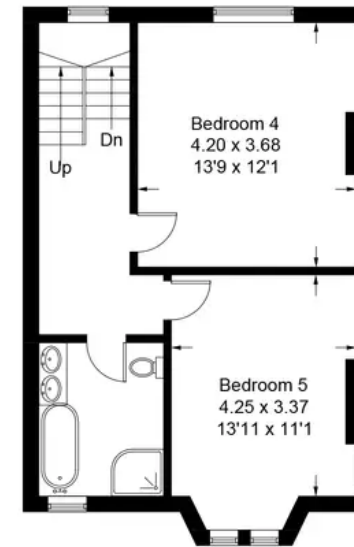
Cellar



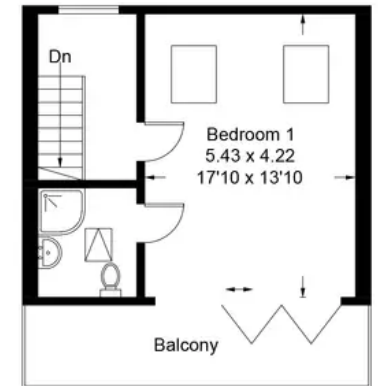
Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID433023)



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