



31 Fore Street



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Plympton, Plymouth, PL7 1LZ

Plymouth City Centre Approx 5 miles. Exeter Approx 40 miles. Newquay Approx 55 miles.

A beautifully presented period residence with an abundance of charm throughout. This delightful double fronted cottage offers traditional accommodation set over two floors and an attractive detached garden.

- Terraced Cottage
- Shaker Style Fitted Kitchen
- Potential Attic Room
- Detached Pretty Garden
- Freehold
- Refurbished Throughout
- Two Double Bedrooms
- Modern Shower Room
- Council Tax Band C

## Guide Price £235,000

The sought after location of Plympton St Maurice is an unspoilt village ideally situated within an area of conservation and is by passed by major roads. It has a pretty 15th Century Church and the remains of a Norman Castle overlooking the village green, which plays host to the annual Midsummer Festival Lamb Feast. Local amenities are just a short stroll away, at the Ridgeway shopping area which has a variety of shops, banks and chemists to choose from. Excellent primary and secondary schools are all within walking distance and local leisure facilities include swimming, tennis courts, bowling green and cricket field. Plympton St Maurice has a vibrant and active community enjoying a variety of social events. Perfectly located with excellent links to the A38/Devon Expressway, the favourable sunny beaches of the South Hams Coast and Countryside.

This charming cottage has been refurbished and well maintained to a high specification throughout and comprises, attractive shaker style fitted kitchen, sitting room with fireplace, windows and a door to the front aspect of the property. Stairs lead from the kitchen to the spacious landing which provides access to the modern shower room, two double bedrooms and a boarded attic room with pull down ladder and velux windows.

The detached garden is accessed via a private external path to the side of the property. The garden itself is very pleasant, and private making this the perfect spot to enjoy an evening drink or morning coffee whilst listening to the birds sing.

Services; Mains Electric, Mains Gas, Mains Water/Drainage.  
Based on the latest data at Ofcom, Superfast broadband and mobile coverage from EE, Vodafone, Three & O2 are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 828 sq ft / 76.9 sq m  
 Outbuildings = 36 sq ft / 3.3 sq m  
 Total = 864 sq ft / 80.2 sq m  
 For identification only - Not to scale

Loft

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1440271