

# Lot No.: 8

## 17, WYNDHAM SQUARE

CENTRAL PLYMOUTH, DEVON, PL1 5EG



- Freehold with vacant possession ●
- A substantial corner property of undoubted character but in need of renovation ●
- Ideally suited for sympathetic refurbishment scheme to enhance the many attractive features of the building and the setting ●
- Enjoying the benefit of a prominent site in Wyndham Square with the recently restored St Peters Church as its focal point ●
- Well suited for repair and modernisation to provide a quality single dwelling house in a favoured residential location within walking distance of the City Centre ●

### Property Details

#### Location

Wyndham Square is a Conservation Area in the heart of East Stonehouse which boasts many period properties and is well placed for the Millfields, the City Centre and the main campus of the University amongst many other central amenities.

#### Description

An imposing period property of undoubted character probably built during the mid part of the nineteenth century and still retaining some original features. This property lends itself for sympathetic renovation as a family dwelling with principal rooms of generous proportions yet affording flexibility to adapt the accommodation to a purchaser's requirements. The property qualifies for on street parking permits.

**EPC Rating:** G.1

### Accommodation

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, rear Entrance Lobby and Kitchen

#### First Floor

Half Landing, Bathroom with bath and wash hand basin, separate W.C., Landing, No.1 Bedroom (double) and No.2 Bedroom (double).

#### Second Floor

Half Landing, No.5 Bedroom, Landing, No.3 Bedroom (double) and No.4 Bedroom (double).

There is a staircase leading to a boarded loft space with access to south facing flat roof at the front of the building.

#### Outside

Small front garden and enclosed rear courtyard with W.C. and fuel store.

#### Tenure

Freehold with vacant possession

**Guide Price £125,000 - £150,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

WOLFERSTANS, Deptford Chambers, 60/66 North Hill, Plymouth PL4 8EP

Tel: 01752 663295 Fax: 01752 672021

DX: 8206 Plymouth 1 Reference: John Chapman