

# Lot No.: 7

## 32 WYNDHAM SQUARE

CENTRAL PLYMOUTH, DEVON, PL1 5EG



- Freehold with vacant possession ●
- Formerly St. Annes Convent an imposing Grade II Listed Building of undoubted character with thirteen principal rooms and ancillary accommodation ●
- Enjoying the benefit of a prominent site with the recently restored St Peter's Church as the focal point of Wyndham Square ●
- Ideally suited for sympathetic refurbishment to enhance the many attractive features of this fine period property ●
- Offering flexible accommodation with a variety of potential uses in addition to its current permitted use as "a House in Multiple Occupation" ●
- An additional feature is a former Coach House located at the rear of the site which is also ripe for improvement ●

### Property Details

#### Location

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

#### Description

An imposing Grade II Listed Building believed to date from about 1830 or thereabouts with many attractive features which lends itself for sympathetic refurbishment to restore it to its former glory. Formerly a convent, more recently it has been let as a house in multi-occupational use for which it has the necessary consent but given the flexibility of the accommodation the building lends itself for adaptation for a variety of uses to suit a purchaser's requirements subject to planning permission being obtained for change of use where required.

#### Tenure

Freehold with vacant possession.

**EPC Rating:** D66

### Accommodation (Floor Plans available for inspection at offices of Auctioneers)

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Breakfast Room, Kitchen and Cloakroom with wash hand basin and W.C.

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single), Second Kitchen/Breakfast Room, Bathroom with bath, wash hand basin and W.C., and separate Cloakroom with wash hand basin and W.C.

#### Second Floor

Landing, No.4 Bedroom (double), No.5 Bedroom (single), No.6 Bedroom (single), third Kitchen, No.7 Bedroom (double) intercommunicating with No.8 Bedroom (double). Bathroom with bath and wash hand basin and separate Cloakroom with wash hand basin and W.C.

#### Outside

Front garden  
Enclosed rear courtyard

#### Outbuildings

Former Coach House with loft space above

**Guide Price £210,000 - £225,000** (plus fees stated inside front cover)

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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

Tel: 01752 663295 Fax: 01752 672021

Reference: Nikki Cobb