

# Lot No.: 7

## 11 WYNDHAM SQUARE

CENTRAL PLYMOUTH, DEVON, PL1 5EF



- Freehold with vacant possession
- A substantial 6 bedroomed house of undoubted character but in need of renovation
- Ideally suited for sympathetic refurbishment to enhance the many attractive features of this fine period property
- Enjoying the benefit of a prominent site in the heart of Wyndham Square with the recently restored St. Peter's Church as its focal point
- Well suited for repair and modernisation to provide a good sized family residence in a favoured residential location within walking distance of the City Centre
- Further features include front and rear gardens and two garages

### 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 Grade II Listed Building believed to date from about 1830 with many attractive features but requiring sympathetic renovation to restore it to its former glory. With south facing aspect over Wyndham Square this property could once again become a most desirable family residence with the flexibility to adapt the accommodation to a purchaser's requirements

**EPC Rating** Not required for a Listed Building

**Tenure** Freehold with vacant possession

### Accommodation

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Breakfast Room, Kitchen and Utility Room

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), Half Landing, No.3 Bedroom (double) and Bathroom with bath, wash hand basin and W.C.

#### Second Floor

Landing, No. 4 Bedroom (double), No. 5 Bedroom (double) and No. 6 Bedroom (single)

#### Outside

Gardens to front and rear

#### Outbuildings

2 Single Garages

Guide Price £150,000 - £170,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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