

Feature property – 17th August 2009

1920's features in individual detached home

- For sale by public auction by The Property Auction Group

Thursday 17th September, 2:00pm, Novotel, Marsh Mills, Plymouth



Guide price:
In excess of £250,000

Helmores, **team** estate agent in Cridton, is delighted to bring to public auction St Swithuns – an individual, detached home in a superb, secluded location within walking distance of Cridton town centre. Built in 1923 by a local building firm renowned for high quality craftsmanship, St Swithuns sits in a large plot and retains many of its original features throughout.

Although in need of modernisation, the spacious property offers an excellent opportunity to become a wonderful family home. St Swithuns is accessed via two driveways – one to the front door and the other with ample parking leading to a detached double garage with workshop/garden store. Through the arched vestibule is the entrance hall and cloakroom. Downstairs is a fitted kitchen/ breakfast room, utility/ studio in need of some completion works, and a lounge and dining room, each with original tiled open fireplace and wood surround. The attractive bay window in the lounge overlooks the garden and the town and countryside beyond.

A small sun lounge with open views and a study with original tiled fireplace complete the downstairs while upstairs, the semi-galleried landing leads to four bedrooms – master with cast iron fireplace and bay window with fine views, and fireplaces in bedrooms two and three – all a good size. From bedroom three is an additional room, suitable as a small bedroom, a cot room or a dressing room. Also upstairs is a large shower room with walk-in shower and separate WC.

The gardens are a lovely feature of St Swithuns, mature and secluded with ample room either side of the property for possible extension, subject to necessary consents. St Swithuns will be offered for sale by auction by The Property Auction Group on Thursday 17th September 2009 at a guide price in excess of **£250,000**.

For further information, contact Helmores, **team** estate agent in Cridton on 01363 777999 or visit www.teamprop.co.uk or www.helmores.com.

www.thepropertyauctiongroup.co.uk

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