



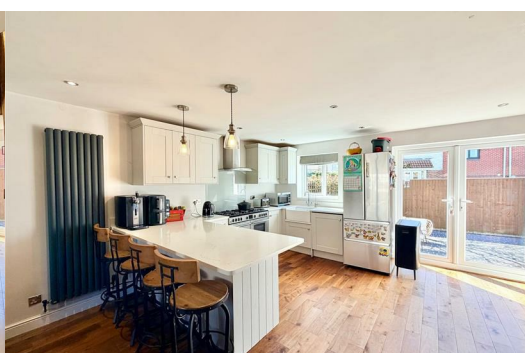
9 Coleman Drive

Staddiscombe, Plymouth, PL9 9UN

£250,000



Superbly-presented semi-detached house situated in this highly popular position. The centrepiece of the house is an incredible open-plan ground floor room providing ample space for seating, dining plus the kitchen. This room opens to the rear onto a south-west facing garden. On the first floor there are 3 bedrooms and a bathroom. Other features include a driveway, double-glazing & central heating.



COLEMAN DRIVE, STADDISCOMBE, PL9 9UN

ACCOMMODATION

Front door opening into the open-plan ground floor.

OPEN-PLAN GROUND FLOOR 25'4 x 14'9 (7.72m x 4.50m)

Chimney breast with storage cupboards and shelving to one side. Staircase with an oak balustrade, hand rail and newel post ascending to the first floor. Under-stairs storage cupboard. Ample space for seating and dining. Fitted kitchen with matching cabinets with quartz work-tops and splash-backs. Belfast-style sink with a work-top mounted mixer tap and a tap for filtered drinking water. Belling range-style cooker with a glass splash-back and a cooker hood above. Space for an American-style fridge-freezer. Built-in washing machine. Hard wood flooring throughout. Inset ceiling spotlights. Windows to the front and rear elevation. French doors to the rear opening onto the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Matching balustrade and hand rail. Loft hatch. Over-stairs cupboard with shelving. Window to the side elevation.

BEDROOM ONE 13'9 x 8'5 (4.19m x 2.57m)

Window to the front elevation.

BEDROOM TWO 11'5 x 8'4 (3.48m x 2.54m)

Window to the rear elevation.

BEDROOM THREE 7'10 x 6'2 (2.39m x 1.88m)

Window to the front elevation.

BATHROOM 6' x 5'6 (1.83m x 1.68m)

Comprising a bath with a shower system over and a glass shower screen, wc with a concealed cistern and a push button flush and a basin with a cupboard beneath. Towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

OUTSIDE

The front garden is laid to lawn. A tarmac driveway runs alongside to a timber gate, providing off-road parking. The rear garden enjoys a south-westerly aspect and has a concrete patterned patio with a chipping border, plus some shrubs and an outside tap.

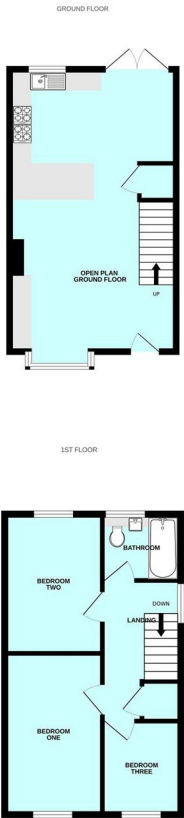
COUNCIL TAX

Plymouth City Council
Council tax band C

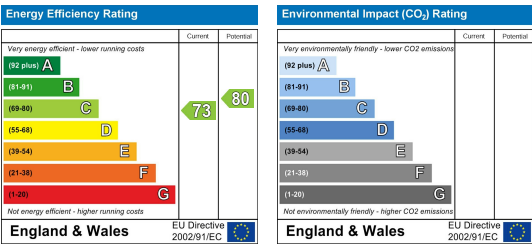
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.