



1 Coleridge Road

Lipson, Plymouth, PL4 7PA

£300,000



A spacious period built end-terrace house owned for over 20 years, looked after, maintained & upgraded. Having the benefit of uPVC double-glazing & gas central heating. Offering generously proportioned adaptable accommodation, principally laid out over 2 floors. On the ground floor comprising porch, hall, spacious bay fronted lounge, generous-sized dining room, good-sized fitted kitchen, utility room housing the Worcester boiler servicing the central heating & domestic hot water, useful downstairs wc. At first floor level a landing giving access to 3 bedrooms & a large family bathroom. Staircase rises to the self-contained 2nd floor accommodation with 2 large loft rooms, both with velux windows & a store room. The conversion undertaken with building regulations in mind, but not with the benefit of building regulations approval. A long front garden & to the rear a delightful southerly facing enclosed walled courtyard garden enjoying day long sunshine. Behind a large garage with remote controlled door opening onto the service lane.



COLERIDGE ROAD, LIPSON, PLYMOUTH, PL4 7PA

LOCATION

Found in this popular, established, residential area of Lipson with a good variety of local services & amenities to hand. There is convenient access into the city & close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 7'10 x 3'7 (2.305m x 1.09m)

HALL 14' x 5'10 overall (4.27m x 1.78m overall)

Staircase to the first floor & useful under-stairs storage cupboards. One cupboard housing the electric meter & consumer unit.

LOUNGE 17'6 x 13'10 maximum (5.33m x 4.22m maximum)

Focal feature fireplace.

DINING ROOM 13'11 x 9'1 maximum (4.24m x 2.77m maximum)

Window to the rear. Storage cupboard to either side of the chimney breast.

KITCHEN 13'1 x 9'9 maximum (3.99m x 2.97m maximum)

Window to the rear. 1.5 bowl sink unit. Creda 4 ring electric Schott Ceran hob with illuminated extractor over. Creda double oven/grill.

UTILITY ROOM 11'6 x 5'8 (3.51m x 1.73m)

Window & door to the rear garden. Work surface. Wall mounted Worcester boiler servicing the central heating & domestic hot water. Additional utility area, 4'1 wide. Work surface & sink.

WC 3'8 x 2'10 (1.12m x 0.86m)

WC.

FIRST FLOOR

LANDING

BEDROOM ONE 17'4 x 11'9 maximum (5.28m x 3.58m maximum)

BEDROOM TWO 13'11 x 11'4 (4.24m x 3.45m)

BEDROOM THREE 9'6 x 8'1 (2.90m x 2.46m)

BATHROOM 9'9 x 8'1 (2.97m x 2.46m)

White suite with twin grip panelled bath, separate large shower with thermostatic control, wc & wash hand basin.

SECOND FLOOR

LOFT ROOM ONE 11'10 x 9'3 (3.61m x 2.82m)

Velux double-glazed window.

LOFT ROOM TWO 21'1 x 7'8 (6.43m x 2.34m)

Velux double-glazed window.

STORE ROOM 9'4 x 6'4 (2.84m x 1.93m)

EXTERNALLY

Long mature front garden. Enclosed walled southerly facing rear paved courtyard garden, with raised flower & shrub border on one side. Cold water tap. Courtyard/storage area next to the garage. Pedestrian door to rear service lane.

GARAGE 18'1 x 12'5 (5.51m x 3.78m)

Remote controlled up & over sectional door to the rear service lane. Power & lighting laid on.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

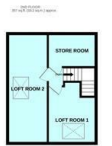
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

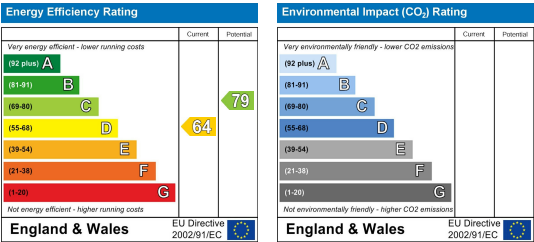


Floor Plans



TOTAL FLOOR AREA : 1576 sq ft. (146.4 sq m.) approx.
Made with Metreplan CDS09.

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.