



## 1 Coleridge Road

Lipson, Plymouth, PL4 7PA

£310,000



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**

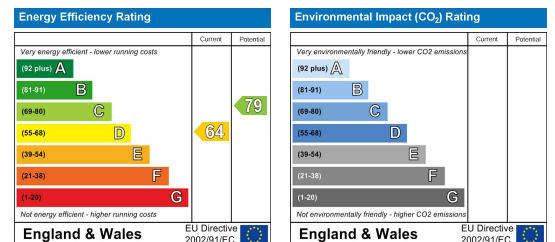


**Floor Plans**



TOTAL FLOOR AREA: 1576 sq ft. (146.4 sq m) approx.  
Made with NetScout ©2025

**Energy Efficiency Graph**



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