



21 Coleridge Avenue
Crownhill, Plymouth, PL6 5JP

Guide Price £300,000



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**COLERIDGE AVENUE, CROWNHILL,
PLYMOUTH, PL6 5JP**

GUIDE PRICE £300,000 - £325,000

ACCOMMODATION

Extended detached dormer style property offering flexible and adaptable accommodation laid out over two storeys. Having uPVC double glazing and gas central heating. Good size lounge, spacious fitted kitchen/dining room, 4 bedrooms, study/5th bedroom, downstairs shower room and first floor bathroom. Parking for 3 on private drive. Side access. Southerly facing low maintenance rear garden.

LOCATION

Found on the south side of Coleridge Avenue in this popular area within close walking distance of Crownhill village and all the amenities that it offers. With bus services running nearby into the city and nearby connection to major routes in other directions.

GROUND FLOOR

HALL

A spacious central hall giving access to all ground floor rooms.

LOUNGE

13'8": x 13'1" (4.17m:" x 3.99m)

Bay window to front. Fireplace.

KITCHEN/DINING ROOM

17'0" x 15'3" max (5.18m x 4.65m max)

Windows on three sides, French doors to the back garden and 'Velux' double glazed roof lights. Fitted kitchen. Gas boiler servicing central heating and domestic hot water.

BEDROOM TWO

12'10" x 11'2" (3.91m x 3.40m)

Window to the front.

BEDROOM FOUR

13'3" x 6'8" (4.04m' x 2.03m)

Window to the side.

STUDY/BEDROOM FIVE

**9'4" x 9'3", in part 11'6" max (2.84m x 2.82m,
in part 3.51m max)**

Window to the rear.

SHOWER ROOM

With corner shower, wc and wash hand basin.

FIRST FLOOR

LANDING

Storage cupboard.

MASTER BEDROOM

**12'1" x 12'4", in part 12'9" (3.68m x 3.76m, in
part 3.89m)**

Window and French door to the rear. Four sliding doors open to wardrobe with deep eaves storage behind.

BEDROOM THREE

13'3" x 10'1" max (4.04m x 3.07m max)

Window to the rear.

LOFT ROOM

15'0" x 12'6" (4.57m x 3.81m)

Window to the front.

BATHROOM

Suite comprising bath, wc and wash hand basin.

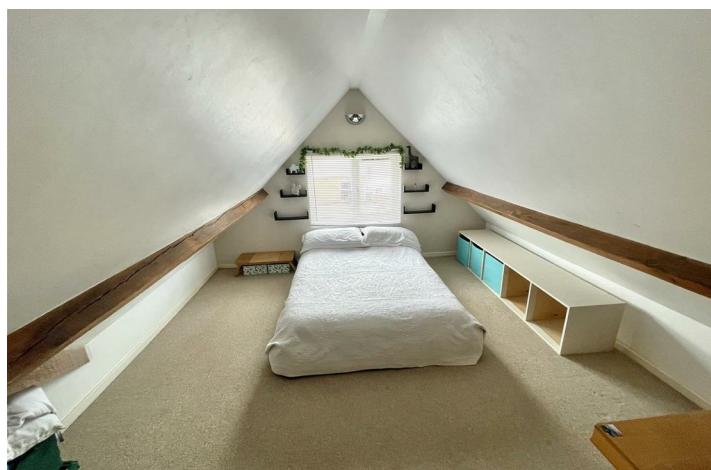
OUTSIDE

Gates open to a level front drive laid to herringbone pattern brick pavements and providing off street parking for 3 carefully parked vehicles. Side access to the rear southerly facing enclosed back garden. Laid out with paved area and wide decked seating terrace.

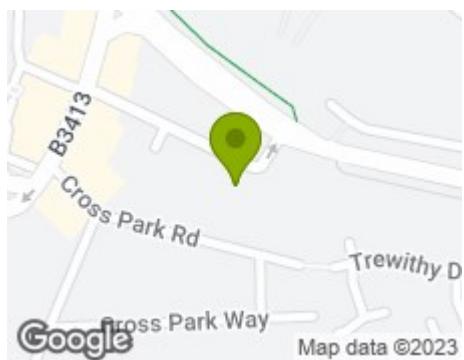
AGENTS NOTE

TENURE: FREEHOLD

COUNCIL TAX BAND: D



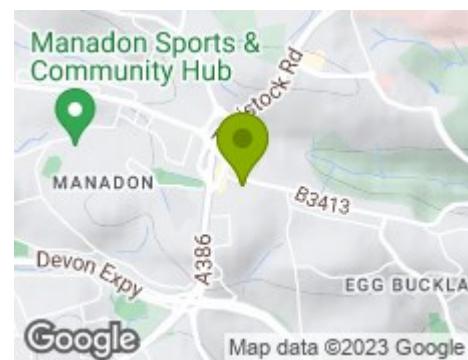
Road Map



Hybrid Map

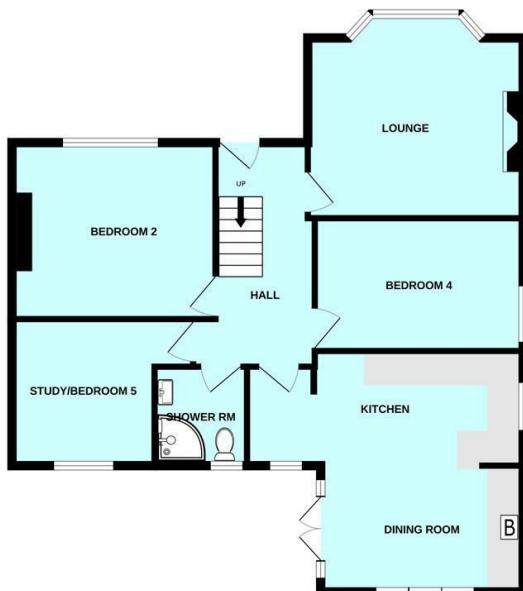


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

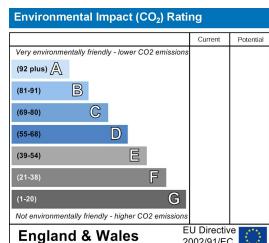
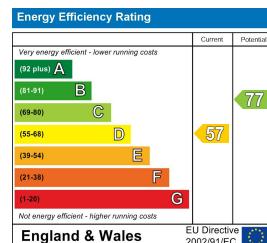


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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