



33 COOMBE WAY

PLYMOUTH, PL5 2HA

£185,000
FREEHOLD

Situated in a popular cul-de-sac in the Kings Tamerton area of Plymouth is this very nicely presented modern two bedroom terrace house. Accommodation comprises lounge/diner, kitchen/breakfast room, two double bedrooms and a bathroom. Benefits include front and rear gardens, allocated parking, uPVC double glazing and gas central heating. An ideal first time buy or investment a viewing comes highly recommended.



33 COOMBE WAY, PLYMOUTH

- Modern House
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Rear Garden
- Allocated Parking



Entrance:
via uPVC double glazed door into:

Porch:
Further door into lounge.

Lounge/Diner: 5.59m x 3.55m (18'4" x 11'7")
uPVC double glazed window to the front, Tiling to floor, stairs to the first floor and radiator.

Kitchen: 3.50m x 2.40m (11'5" x 7'10")
uPVC double glazed window and door to the rear. Wall and floor mounted high gloss units with square edge work tops and tiled splash backs. Stainless steel bowl and a half drainer sink unit with mixer tap over, fitted gas cooker with extractor over and electric oven beneath and space for fridge/freezer. To the other side of the kitchen is further worktop area and matching units.

First Floor Landing:
Doors to all upstairs rooms and access to loft.

Bedroom 1: 3.55m x 3.28m max (11'7" x 10'9" max)
uPVC double glazed window to the front, radiator and door to cupboard over stairs.

Bedroom 2: 2.65m to wardrobes x 2.39m (8'8" to wardrobes x 7'10")
uPVC double glazed window to the rear, radiator and doors to fitted wardrobes to one wall.

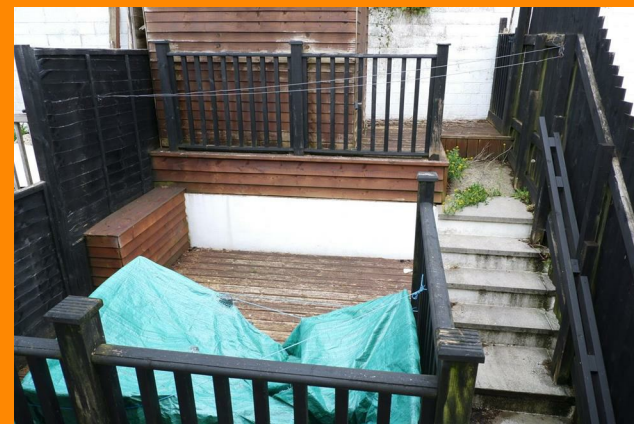
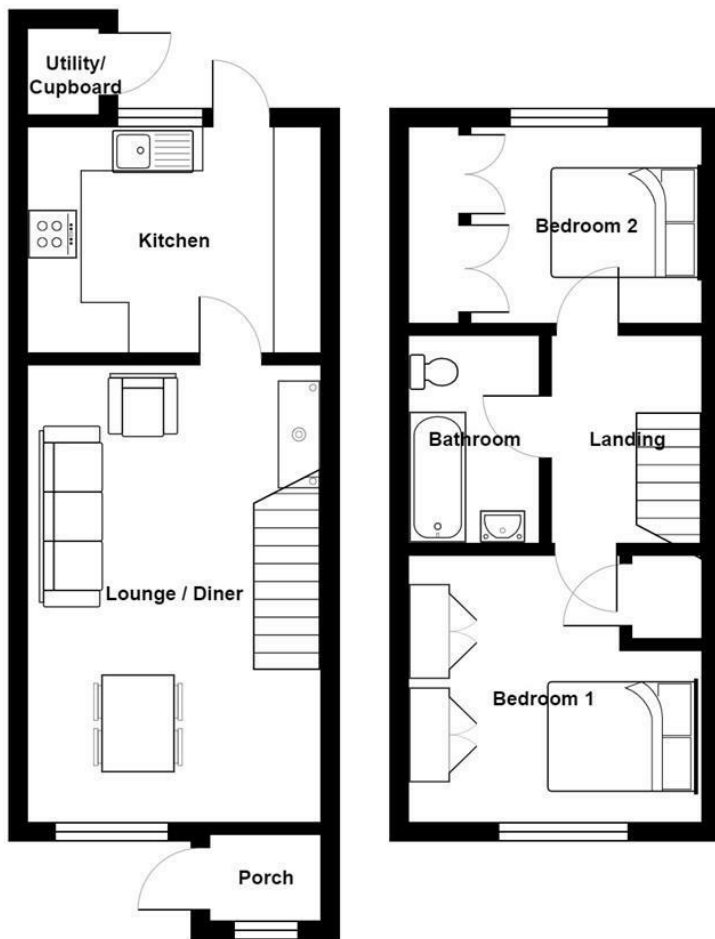
Bathroom:
Suite comprising panelled bath, wash hand basin

with cupboards under and low flush W.C. Tiling to all walls and shower areas.


Outside:
To the front of the property is a stone chipped frontage and steps leading to the front door. Also to the front in the nearby carpark is one allocated parking space. To the rear is a storage cupboard with power and plumbing for washing machine, steps leading to a raised garden on two levels with decking and currently housing a timber shed.

Council Tax
Band B - £1723 (2024/25)

33 COOMBE WAY, PLYMOUTH





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents
 12 Colebrook Road
 Plympton
 Plymouth
 PL7 4AA

01752 340666
 enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

