



55 COPSE ROAD PLYMOUTH, PL7 1QB

GUIDE - £350,000
FREEHOLD

A superbly presented semi detached family home within a short walk of the Ridgeway shopping centre and all its other conveniences (inc. swimming pool, library, tennis courts and bowling green). The house benefits from having gas central heating, uPVC framed double glazing, front and rear gardens, driveway parking and an integral garage. Accommodation over a number of levels comprises of 4/5 bedrooms, ensuite to main bedroom and family bathroom, modern kitchen/breakfast room, lounge, dining area, 2nd lounge/dining room/bedroom 5 and separate wc. To fully appreciate this property with its views, great locality, access to good schooling, a viewing is highly recommended.



55 COPSE ROAD

- 4/5 Bedroom Semi Detached House
- Modern Fitted Kitchen, GCH, uPVC DG
- Driveway, Garage and Gardens
- Lounge, Diner/Family Room, Dining Room/Bed 5
- Ensuite, Family Shower Room and Separate WC
- Close to Plympton Ridgeway Shopping Centre



Entrance:

uPVC framed door with glazed panels to both sides leading into:

Hallway:

Generous hallway with recess for coat hanging, radiator, stairs to upper and lower levels, doors to garage and:

Dining Room/Bedroom 5/Reception 2: 4.52m x 3.3m (14'9" x 10'9")

(At widest points). Radiator and twin windows to the side. Multi use room that is currently used as a formal dining room.

Lower Hallway:

Door to side, further doorways to:

WC

Low level wc, wash hand basin.

Lounge: 4.53m x 3.69m (14'10" x 12'1")

Feature fire surround, television aerial point. The rooms opens out into:

Diner/Family Area:

Radiator, vaulted ceiling, windows and double glazed 'French style' patio doors to the garden.

Kitchen/Breakfast Room: 4.94m x 3.4m (16'2" x 11'1")

(Narrows to 2.64m). Modern range of shaker inspired base and wall units with underlighting, work surfaces over and matching upstands. Built in full height fridge, space for range cooker and washing machine. Integrated dishwasher, pull out tower units and pull out corner shelving. Windows to the side and rear elevations and inset ceiling lighting. Matching cupboard housing combination boiler that supplies the hot water and central heating systems.

First Landing;

Stairs to top floor, storage cupboard, access to the loft and doorways off to:

Bedroom 1: 4.69m x 3.55m (15'4" x 11'7")

Window to rear with views, radiator and door to:

Ensuite:

Shower cubicle with fitted electric shower and glazed door, vanity unit with sink above and low level wc with recessed cistern. Extractor fan

Bedroom 4: 3.35m x 2m (10'11" x 6'6")

Radiator and window to the rear with views.

Shower Room:

Modern suite comprising of walk in double shower with rain head shower over, tiled surround and glazed screens. low level wc and vanity units with built in sink unit. Chrome towel radiator and window to the side.

Main Landing:

Window to the front, doors off to:

Bedroom 2: 3.99m x 3.14m (13'1" x 10'3")

Radiator and window to the front elevation.

Bedroom 3: 3.99m x 3.1m (13'1" x 10'2")

(At widest point - narrowing to 2.25m). Radiator and window to the front elevation.

Outside:

To the front of the property is off road parking in front of the garage, lawned garden area with plant borders (could potentially be removed to provide additional parking). A gate gives access along the side of the property to the rear. To the rear of the house, there is a good sized patio area, a further smaller area with storage shed and steps lead down to an area with lawn to either side with gravelled beds to one end. There is a further patio/seating area to the bottom of the garden where there is located a larger 'lifetime' shed currently used as a workshop

Garage: 5.1m x 2.63m (16'8" x 8'7")

Integral garage with up and over door. Wall mounted fuse box, power and lighting.

Council Tax:

Band D

Currently £2214.87 (2024/2025)

Additional Material Information:

- * Construction Type - Traditional
- * Mains Gas, Electric, Sewage and Water. Gas Central Heating
- * Parking - Off Street Parking Space & Garage
- * Flood Risk - Very Low Risk
- * Broadband (Virgin and Openreach) - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice/data - Indoors) EE-Limited, Three-Limited, O2-Limited, Vodafone-Limited
- * Mobile (voice/data - Outdoors) EE-Likely, Three-Likely, O2-Likely, Vodafone-Likely


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Total Area: 154.8 m² ... 1667 ft²
All measurements are approximate and for display purposes only





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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

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