



DC
LANE

SELL • LET • MANAGE

Colebrook Road, Plymouth, PL7 4AG
£175,000 Freehold

 1  1  1  D



£175,000

Colebrook Road

Plymouth, PL7 4AG

- Semi Detached Cottage
- Colebrook Village Plympton
- Woodburning Stove
- Modern Shower Room
- No Onward Chain
- One Double Bedroom
- Generous Cottage Garden
- Wealth Character Features
- Flagstone Floors
- Council Tax Band B

DC Lane are thrilled to present to the market this delightful semi detached cottage located within Colebrook Village, Plympton with close access to the A38, Dartmoor and The Ridgeway with all local amenities and services.

Steeped in history, this property is full of character features that add to its unique charm. From exposed beams to quaint nooks, every corner of this cottage tells a story. The hallway opens into the spacious living room with woodburning stove, slate flagstone floor, beams and window seat leading to a cottage kitchen with modern cabinets and garden access to a covered outside area. Stairs rise to the first floor with double bedroom and modern shower room warmed by gas central heating.

The long traditional cottage garden is a gardener's dream, offering ample space for green-fingered enthusiasts to create their own botanical haven with overflowing borders, fruit trees, plants and lawn. A timber seating area adds instant charm and a summer house is useful for storing garden furniture.

The enviable village location completes the appeal of this delightful cottage and with no onward chain a viewing is highly recommended. Don't miss the opportunity to own a piece of history in this enchanting cottage in Colebrook, Plympton.

Please note previously planning permission has been granted for an extension which lapsed in February 2024



Ground Floor

Lounge/Diner 17'2" x 13'6" (5.24 x 4.12)

Kitchen 14'7" x 6'2" (4.45 x 1.89)

First Floor

Bedroom 11'0" x 13'6" (3.36 x 4.12)

Shower Room 9'2" x 10'1" (2.80 x 3.08)





Directions

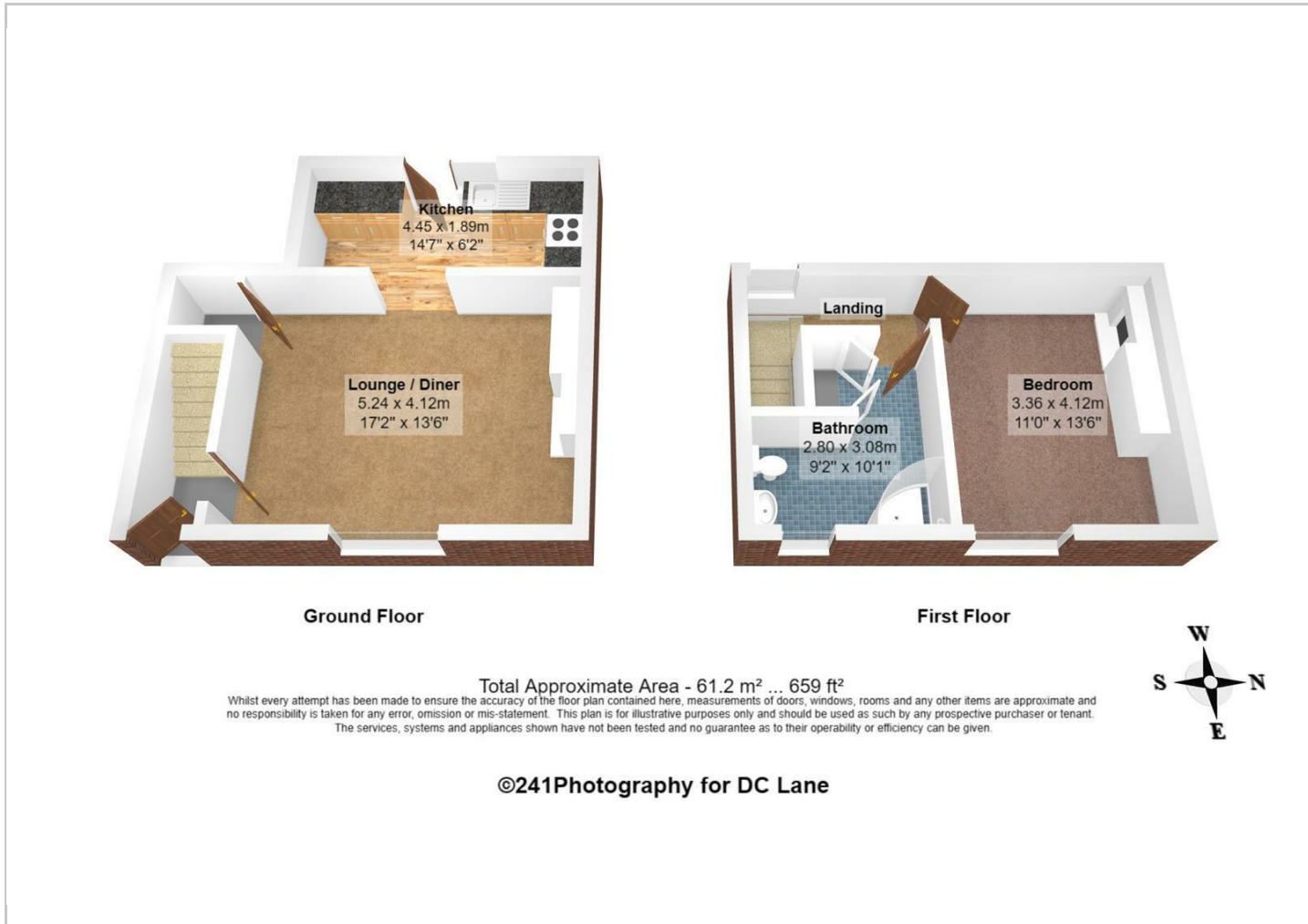
From Marsh Mills roundabout, take the 1st exit onto The Pkwy 0.5 mi Slight left towards Plymouth Rd/B3416 410 ft Merge onto Plymouth Rd/B3416 0.5 mi Keep left to stay on Plymouth Rd/B3416 0.7 mi At the roundabout, take the 1st exit onto Glen Rd/B3416 226 ft At the roundabout, take the 1st exit onto Plymbridge Rd 256 ft Turn right onto Boringdon Rd 0.2 mi Continue onto Colebrook Rd/Hemerdon Villas Continue to follow Colebrook Rd 0.2 mi Slight left to stay on Colebrook Rd The property will be on the left

Council Tax Band: B

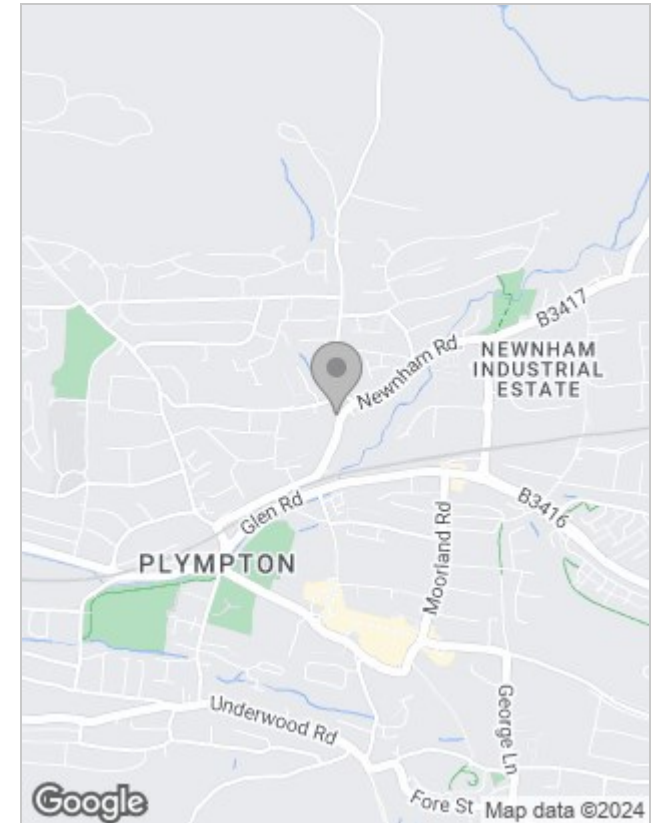




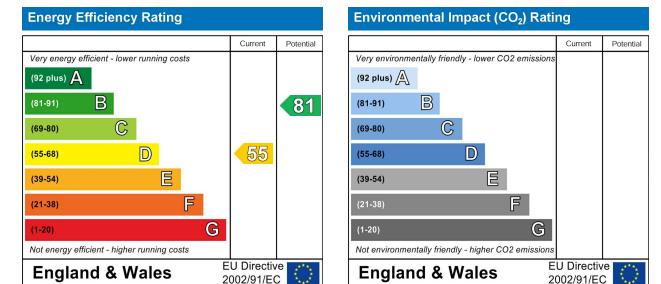
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk