



Carroll Road | | Plymouth | PL5 3RZ

Guide price £170,000



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GUIDE PRICE £170,000- £180,000

This attractive two-bedroom mid-terraced red brick house, constructed in the 1990s, is offered for sale in good decorative order throughout and provides comfortable, low-maintenance living. The ground floor comprises a welcoming entrance hall leading to a well-proportioned living room and a fitted kitchen with ample storage and workspace, ideal for everyday use.

To the first floor are two well-sized bedrooms, with the main bedroom benefiting from a built-in wardrobe offering convenient storage. A modern family bathroom completes the accommodation.

Externally, the property benefits from allocated parking located to the side of the house. To the rear, there is direct access to the transit way and nearby shopping facilities, offering excellent convenience for commuters and everyday amenities.

The property would appeal to first-time buyers, downsizers, and investors alike, with a potential rental income of approximately £950 per calendar month, making it an attractive investment opportunity.

- No Chain
- Double Glazing Throughout
- Allocated Parking
- Backs on to Shopping Centre
- Good Condition
- Potential Rental of £950 PCM
- Low Maintenance Garden
- 2 Double Bedrooms



**Ground Floor**  
Approx. 28.1 sq. metres (302.3 sq. feet)



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

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