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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

04/J/24 5556

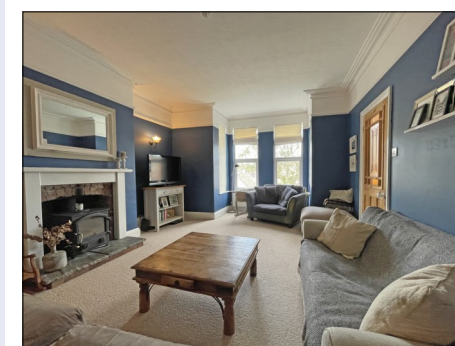
Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

BEAUTIFULLY PRESENTED
POPULAR CENTRAL LOCATION
SPACIOUS ACCOMMODATION
THREE BEDROOMS
TWO RECEPTIONS
LARGE GARAGE

**35 Coleridge Road, Lipson,
Plymouth, PL4 7PA**

We feel you may buy this property because...
'Of the popular location and the spacious, well presented accommodation on offer.'

£325,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
63	83

Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales E.U. Directive 2002/91/EC
WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking and Garage

Outside Space

Walled Courtyard

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,722.68

Single Person: £1,292.01

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,750

Second Home or Investment
Property: £20,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///swaps.belly.asks

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

Set within a prime central location, this stunning and spacious period home is located in a sought-after road within Lipson. Internally the accommodation boasts: entrance hall, lovely sized lounge with wood burning stove, large kitchen/dining room with breakfast bar, utility room, ground floor shower room, three bedrooms (two large doubles) and a four-piece bathroom suite. Further benefits include newly fitted carpets throughout, double glazing and central heating. Externally the property boasts a south facing walled garden and access to a larger than average garage. Plymouth Homes advise an early viewing to fully appreciate this beautiful family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an attractive hardwood door, with window above, opening into the entrance hall.

ENTRANCE HALL

With radiator, wood flooring, coving to ceiling, stairs rising to the first-floor landing with decorative carved newel post and under-stairs storage cupboards.

LOUNGE

5.53m (18'2") max x 4.04m (13'3")

A lovely sized reception space with double glazed box window to the front, wood burning stove set within a feature surround, radiator, picture rail, coving to ceiling.

KITCHEN/DINING ROOM

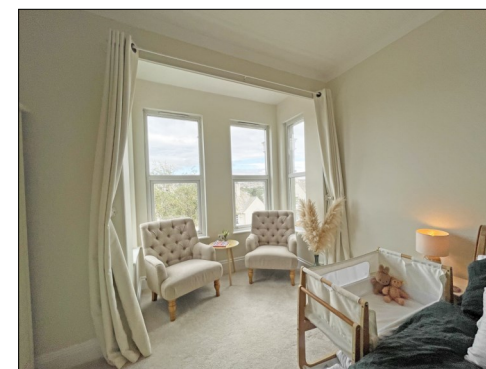
5.89m (19'4") x 4.86m (15'11")

A particularly spacious reception area fitted with a matching range of base and eye level units with worktop space above, breakfast bar, Belfast sink unit with mixer tap, tiled splashbacks, range cooker with extractor above, wine fridge, inset spotlights, coved ceiling, double glazed window to the rear, wood burning stove with wooden mantle above, radiator, wood flooring, uPVC glazed double doors opening onto the rear garden, door into the utility.

UTILITY

2.94m (9'8") x 1.75m (5'9")

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher and microwave, concealed spaces for washing machine and tumble dryer, double glazed window to the side, radiator, tiled flooring, recessed ceiling spotlights, double glazed door opening to the courtyard garden, door into the shower room.



SHOWER ROOM

2.59m (8'6") x 1.48m (4'10")

Fitted with a modern three-piece suite comprising double shower enclosure with rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan, tiled splashback, tiled flooring, recessed ceiling spotlights, roof light.

FIRST FLOOR

LANDING

With coving to ceiling and access to the loft space.

BEDROOM 1

5.51m (18'1") max x 3.47m (11'5")

A large double bedroom with double glazed box window to the front with open views, radiator, coving to ceiling.

BEDROOM 2

4.86m (15'11") x 3.47m (11'5")

A second, good sized double bedroom with double glazed window to the rear, built in wardrobes with spotlights above, radiator, coving to ceiling.

BEDROOM 3

3.04m (10') x 2.32m (7'7")

A good sized third bedroom with double glazed window to the front, radiator.

BATHROOM

3.70m (12'2") x 2.32m (7'7")

A stunning and spacious bathroom, fitted with a four piece suite comprising panelled bath with hand shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, low level wc, double shower enclosure with fitted rainfall shower above and separate



hand shower attachment, tiled splashbacks, two radiator/towel rails, wall mounted mirror, two obscure double glazed windows to the rear, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, tile effect flooring, coving to ceiling, recessed ceiling spotlights.

OUTSIDE:

FRONT

From the roadside steps rise to an established, tiered garden area and the attractive main entrance.

REAR

The rear opens to a southerly facing courtyard garden. Adjoining the property is an enclosed seating area with steps rising to a further gravelled garden area, side door to the garage and a gate giving rear access to the service lane.

GARAGE

A larger than average garage with power and lighting and measuring 6.13m (20'1") in length x 2.57m (8'5") in width, widening to 4.21m (13'10") with a double, electric roller garage door opening to the rear service lane.