



MILLINGTON TUNNICLIFF

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Coleridge Road, Plymouth, PL4 7PA

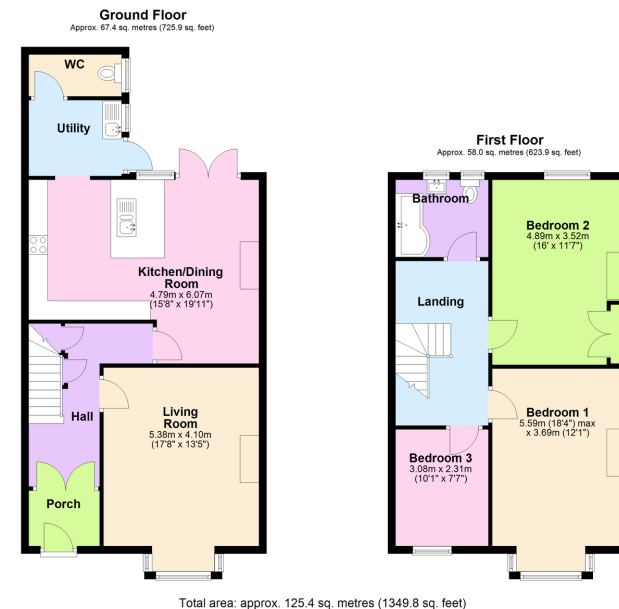
£310,000

3 1 2



- Classic Late Victorian 3 Bedroom Town House
- Spacious Living Room With Bay And Elevated Views
- Cloakroom
- Gas Central Heating
- EPC C 70
- 4 Feature Fireplaces (One of Which Has A Wood Burner)
- Kitchen/Diner
- Upvc Double Glazing
- Rear Courtyard Garden With Scope To Provide A Car Hardstand
- Elevated Position At Front Giving Privacy





A spacious 3 bedroom late Victorian town house set in an elevated position within the popular Lipson area of central Plymouth. The house has an entrance porch, hallway, living room, kitchen/diner, utility and cloakroom on the ground floor, together with landing, the 3 bedrooms and bathroom/WC on the upper floor. The rooms are well proportioned and the property offers no less than 4 feature fireplaces, one of which has a wood burner, has numerous character features and modern benefits to include Upvc double glazing and gas central heating. Externally there is a long front garden and enclosed courtyard with scope to create a car hardstand. EPC C 70.

8/20/21, 4:25 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

2 Coleridge Road PLYMOUTH PL4 7PA	Energy rating C	Valid until 24 July 2025
	Certificate number 2382-5063-7203-5485-0204	

Property type Mid-terrace house

Total floor area 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/guidance/energy-ratings-for-landlords>)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2382-5063-7203-5485-0204>

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01752 896020 | info@millingtontunncliff.co.uk | 19 Fore Street, Ivybridge, Devon, PL21 9AB