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£240,000 FREEHOLD

A well-presented, two double bedroom, semi-detached bungalow providing spacious accommodation, garage & off-road parking, and an enclosed south-facing garden.

COLERIDGE ROAD, LIPSON, PLYMOUTH

EPC - D



PROPERTY DETAILS

Situated in the popular residential area of Lipson, this attractive two double bedroom semi-detached bungalow offers well-balanced accommodation, together with a sunny south-facing garden, garage and off-road parking and plenty of storage. Conveniently positioned, within easy reach of local amenities, reputable schools, transport links and Plymouth City Centre, the property combines a desirable location with generous living space and excellent outdoor space.

The accommodation comprises an entrance vestibule, welcoming entrance hall, spacious bay-fronted lounge and a separate dining room. The kitchen is situated to the rear of the property and provides access to both the south-facing garden and a useful storage room. In addition, there are two double bedrooms and a bathroom fitted with a separate shower cubicle. Further benefits include double glazing and gas central heating throughout.

COUNCIL TAX BAND – C

Steps and handrail lead to a canopied entrance with UPVC door to;

ENTRANCE VESTIBULE

Archway to;

ENTRANCE HALL

Panelled radiator, original stripped wood flooring, doors provide access to all further rooms.

LOUNGE

13'7 into bay x 11'7 (4.14m x 3.54m)

Attractive fire surround with inset coal effect electric fire, coving to ceiling, panelled radiator, UPVC double glazed bay window to front elevation.

DINING ROOM

11'8 x 11'7 (3.56m x 3.54m)

Attractive fire surround with inset coal effect electric fire, dado rail, coving to ceiling, panelled radiator, UPVC double glazed window to rear elevation, archway to;

KITCHEN

11'3 x 6'0 (3.42m x 1.84m)

Well fitted with a range of white high gloss base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, space for an upright fridge freezer, space for oven, part-tiled walls, UPVC double glazed window to side elevation, ceramic tiled flooring, UPVC double glazed door providing access to the rear garden.

BEDROOM ONE

13'7 x 11'5 (4.14m x 3.47m)

Panelled radiator, coving to ceiling, UPVC double glazed bay window to front elevation.

BEDROOM TWO

11'8 x 8'9 (3.56m x 2.66m)

Panelled radiator, dado rail, picture rail, UPVC double glazed window to rear elevation.

BATHROOM

8'3 x 5'10 (2.52m x 1.78m)

White suite comprising panelled bath with mixer tap, adjacent separate glazed corner shower cubicle with electric shower, vanity wash hand basin, low level WC, built-in storage cupboard housing a wall mounted gas boiler providing hot water and central heating, fully tiled walls, panelled radiator, opaque UPVC double glazed window to rear elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property, the rear being fully enclosed, offering a good degree of privacy and seclusion. To the side of the property there is a pathway, where there is a further gravelled garden and access to a useful large cellar storage area, which also houses the gas and electricity meters. This room would be useful as a storage area or workshop, running the full width of the property with panelled radiator. A useful 2 car driveway and raised lawn with a pathway providing access to;

GARAGE

Single with an up and over door, with adjacent pedestrian gate providing access on to the vehicular service lane.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

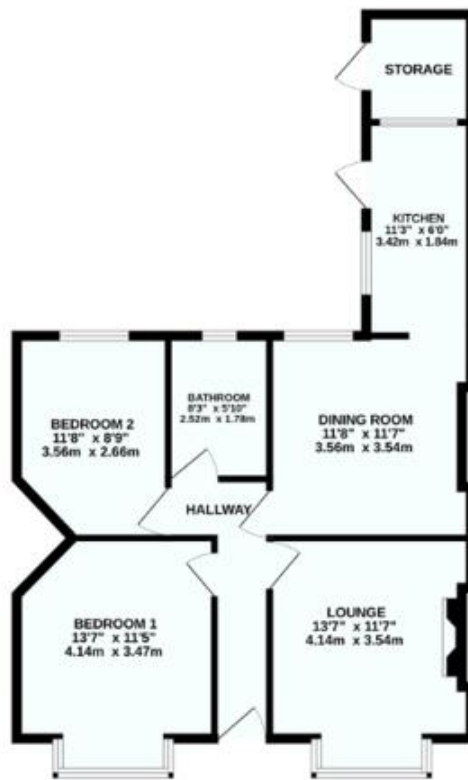
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.
Made with Viewpoint 10203

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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