



2 CLIFF COTTAGES, COLEBROOK ROAD

PLYMOUTH, PL7 4AG

£169,950
FREEHOLD

A very nicely presented one bedroom semi detached cottage with larger than average rear garden situated in the heart of Colebrook village in Plympton. Comprising lounge/diner with log burner, modern kitchen, double bedroom and shower room. Recently fitted uPVC double glazing , gas central heating and no onward chain.



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- Semi Detached Cottage
- Double Bedroom
- Newly Fitted D/G
- Gas Central Heating
- Larger Than Average Garden
- No Onward Chain
- Internal Viewing Recommended



Entrance:

via part glazed door into:

Hallway:

Stairs rising to first floor and door into:

Lounge/Diner: 5.25m x 4.07m (17'2" x 13'4")

uPVC double glazed window to the front, flagstone floor, wood burner and door to storage cupboard. Steps to:

Kitchen: 4.42m x 1.82m (14'6" x 5'11")

uPVC double glazed window and door to the rear. Wall and floor mounted units with roll edge worktops and tiling to splash back areas. Single drainer sink unit with mixer tap over and built in over with hob and extractor over. Spaces provide for washing machine and fridge and wall mounted boiler.

Landing:

uPVC double glazed window to the rear and doors to:

Bedroom: 4.14m x 3.43m max (13'6" x 11'3" max)

uPVC double glazed window to the front. radiator and feature fireplace.

Shower Room:

uPVC obscure double glazed window to the rear. Suite comprising corner shower cubicle with

glazed sliding screens, low flush W.C and pedestal wash hand basin. Tiling to all splash back areas and to shower area. Heated towel rail and double doors to storage cupboards.

Outside:

To the rear of property is a courtyard area with some steps leading to a garden laid to lawn with flower borders and a path leading through the garden and to a stone chipped area again borders with mature shrubs and bushes. Further down the garden is a area currently housing a summer house and space for potential vegetable plot.

Additional Information:

Council Tax - Band A = £1627.90

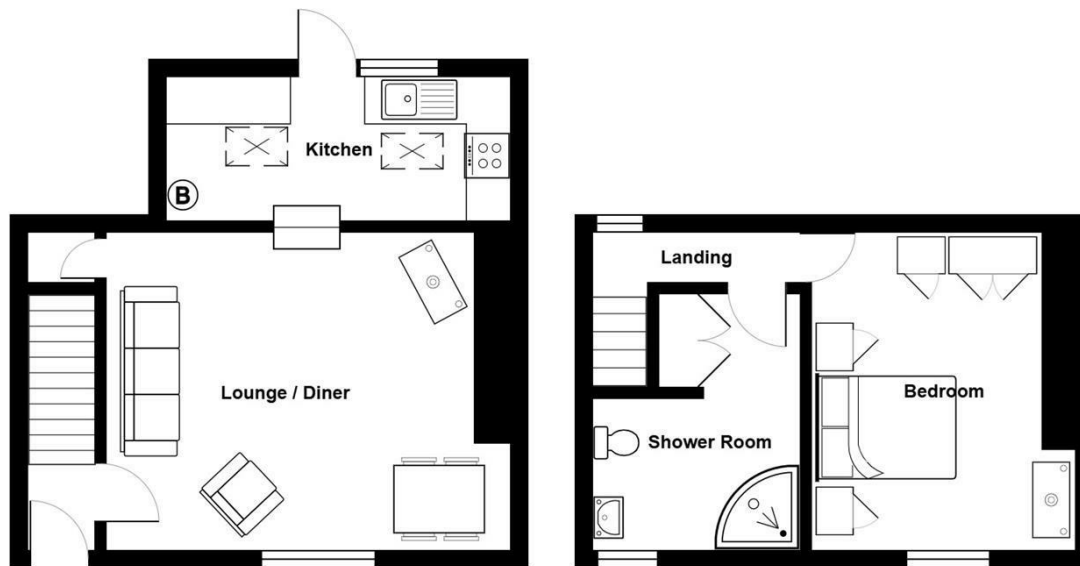
Parking - On Street

Construction - Cottage

Chain - No Chain

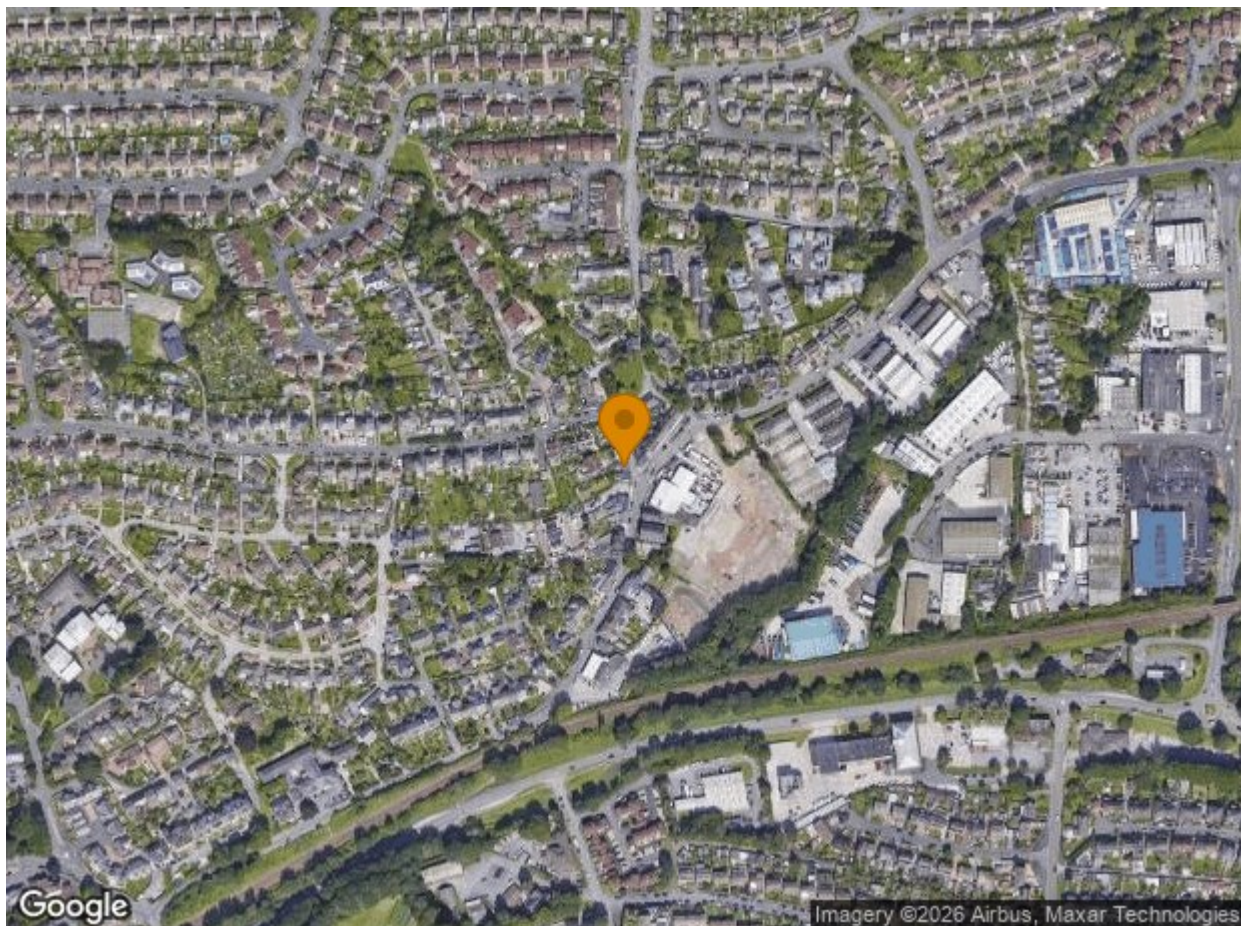
The property has had previous planning permission for a rear extension which expired in 2022 - 22/00116/FUL

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Total Area: 60.6 m² ... 652 ft²





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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