



58 Copse Road

Plympton, Plymouth, PL7 1QA

Offers Over £325,000



Well-presented family home located in the heart of Plympton, with versatile accommodation briefly comprising an entrance hallway & downstairs wc, lounge, dining room, kitchen/breakfast room & a study which could easily be converted into a utility room. Upstairs there are 3 good-sized double bedrooms & a bathroom whilst outside, the property benefits from a garage, driveway & hardstand together with an extensive, south-facing rear garden.



COPSE ROAD, PLYMPTON, PLYMOUTH PL7 1QA

ACCOMMODATION

uPVC double-glazed door, with inset obscured glass panel, opening into the entrance hallway.

ENTRANCE HALLWAY 14'9" x 5'6" (4.52 x 1.68)

Doors leading to the downstairs wc, study, lounge, dining room and kitchen. Understairs cupboard housing the boiler. Stairs ascending to the first floor accommodation.

DOWNSTAIRS WC 7'0" x 2'9" (2.14 x 0.86)

Close-coupled wc and pedestal wash handbasin with hot and cold taps. Obscured uPVC double-glazed window to the side elevation.

STUDY 6'11" x 4'11" (2.12 x 1.52)

uPVC double-glazed window to the side elevation.

LOUNGE 15'4" x 10'11" max (4.69 x 3.33 max)

Gas fireplace with contemporary fire surround and mantelpiece. uPVC double-glazed window to the front elevation.

DINING ROOM 12'1" x 10'10" (3.69 x 3.32)

uPVC double-glazed window to the rear elevation.

KITCHEN/BREAKFAST ROOM 19'0" x 8'7" (5.8 x 2.63)

uPVC double-glazed French doors opening to the rear garden. Range of contemporary gloss base and wall-mounted units incorporating a Silestone square-edged worktop with inset 4-ring gas hob and ceramic one-&-a-half sink unit with extendable chrome mixer tap. Integrated electric oven, dishwasher and washing machine. Space for a fridge/freezer. Concealed, wall-mounted extractor hood over the hob.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Large uPVC double-glazed window to the rear elevation.

BEDROOM ONE 12'4" x 10'11" (3.76 x 3.33)

Fitted wardrobe. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'2" x 9'1" (3.71 x 2.79)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 10'10" x 9'1" (3.31 x 2.77)

uPVC double-glazed window to the rear elevation.

BATHROOM 9'10" x 5'7" (3.01 x 1.71)

'P'-shaped bath with an electric shower and a curved glass shower screen, pedestal wash handbasin and close-coupled wc. Towel radiator. Built-in storage cupboard. uPVC double-glazed window with privacy film to the rear elevation.

GARAGE 18'11" x 11'1" (5.77 x 3.39)

Up-&-over door. Wall-mounted gas and electric meters. Power and lighting. Shelving.

OUTSIDE

The property is approached via a driveway leading to the garage with a wall-mounted electric car charging point and an adjacent hardstand. There are steps and a path, bordered by flowerbeds, with shrubs and bushes leading up to the front door. To the rear is an extensive, south-facing, tiered garden with fabulous far-reaching views, including a full-width wrap-around concrete patio with steps up to several areas - one is laid to lawn, bordered by mature shrubs and bushes with a path leading up to another which was previously a vegetable patch. At the top there is a large, sloped lawn with fruit trees and a concrete slab for a shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

