2 COLES COTTAGES, COLEBROOK

PLYMPTON, PLYMOUTH, PL7 4AH

GUIDE £170,000

FREEHOLD

A really well presented terraced cottage with plenty of character within the Colebrook area of Plympton on the outskirts of Plymouth. The property comprises of lounge, a modern kitchen/breakfast room with integrated appliances, 2 bedrooms (1 double, 1 single) and a shower room. Outside , to the rear there is a block built store with power and a raised decked garden area. There is a park area to the front with seating.

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- Character Terraced Cottage
- Lounge, Kitchen/Breakfast Room
- GCH, Double Glazing
- 2 Bedrooms and Shower Room
- Decked Seating Area and Store
- Parkland area to the Front

Entrance:

Door with glazed insert into:

Lounge: 4.06m x 3.30m (13'3" x 10'9")

(into alcove). Feature stone fire surround, double glazed window to the front and beamed ceiling. Doorway to:

Kitchen/Breakfast Room: 3.89m x 2.61m (12'9" x 8'6")

Modern J handle base and wall units with work surfaces over and matching upstands. Sink unit, integrated oven, hob with extractor over and fridge and washing machine. Breakfast bar, radiator, window and door tot he rear and stairs to the first floor.

Landing:

Doorways to:

Bedroom 1: 3.67m x 3.23m (12'0" x 10'7")

(to chimney breast). Radiator, storage area to alcove, window to the front.

Bedroom 2: 1.98m x 1.79m (6'5" x 5'10")

Single room with radiator, over stairs cupboard and window to the rear.

Shower Room:

Corner shower cubicle with glazed doors, wash hand basin and low level wc. Radiator and window to the rear.

Outside:

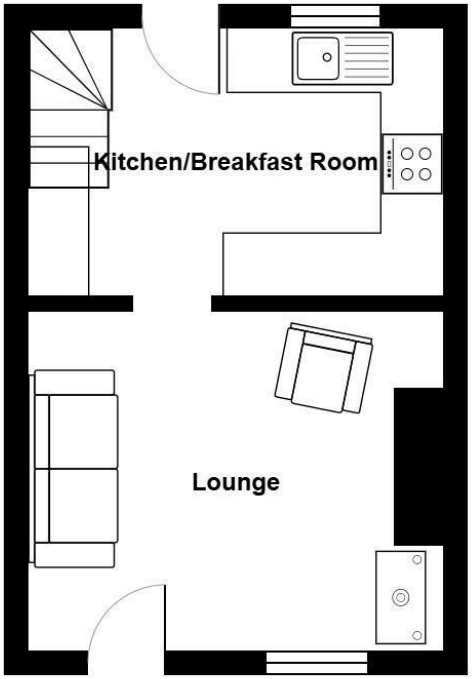
To the rear is a block built storage shed with pvc door and window (there is power connected). Steps lead up to a small slated garden area and then up again to a decked seating area.

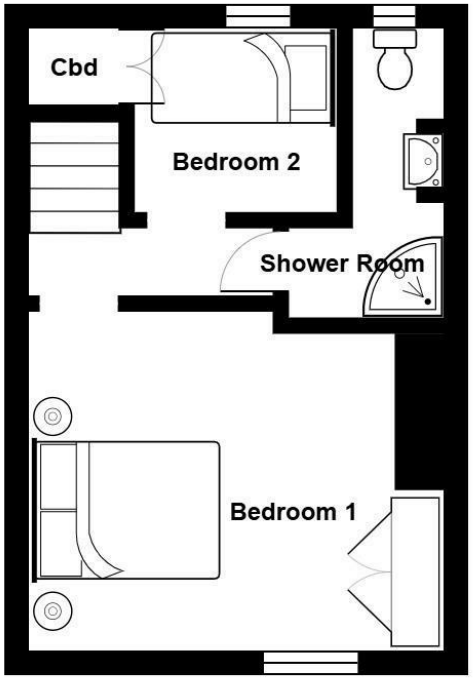
Useful Information:

Council Tax Band B - £1808.67 (2025/26)

Heating - GAS

Flood Risk - Very Low





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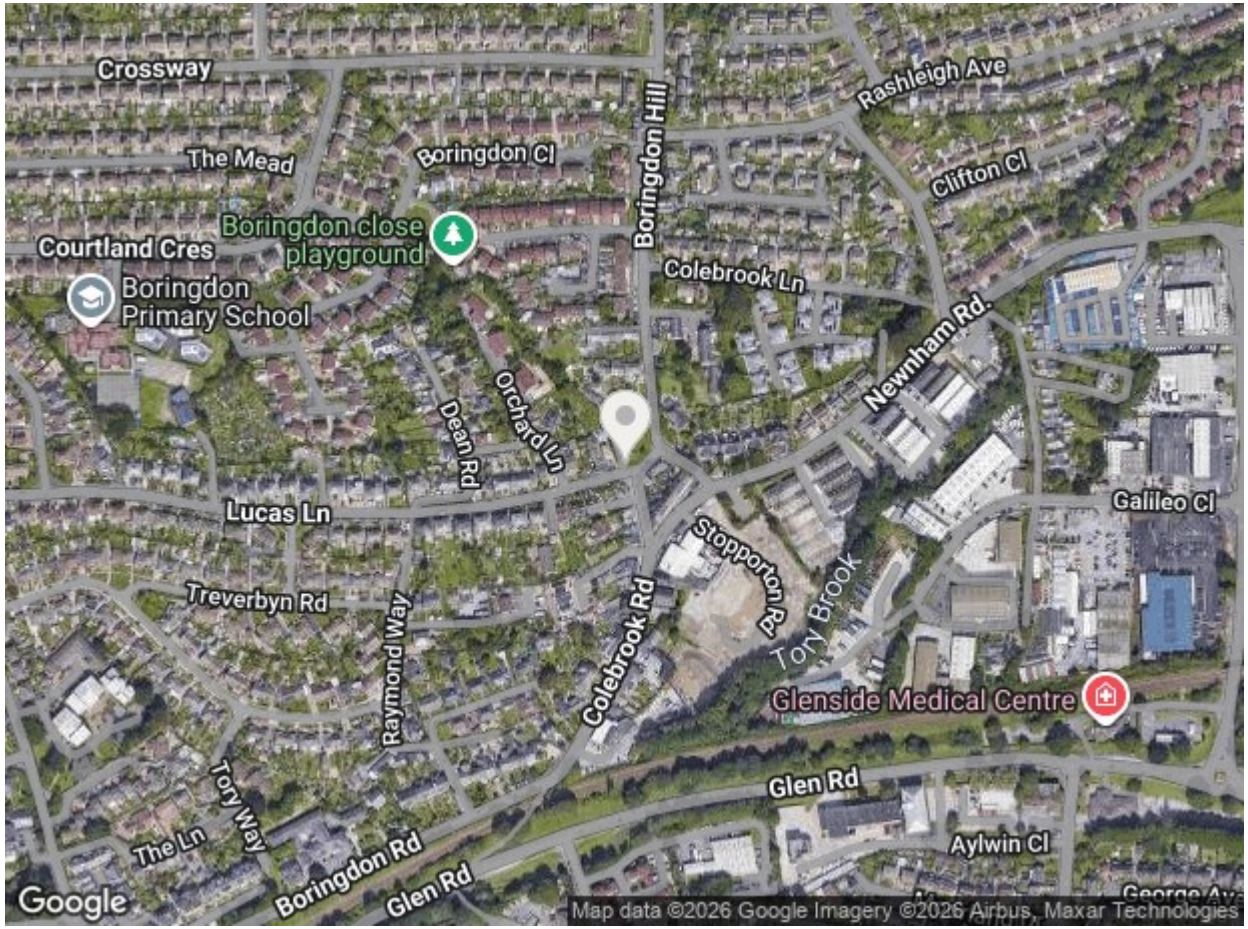

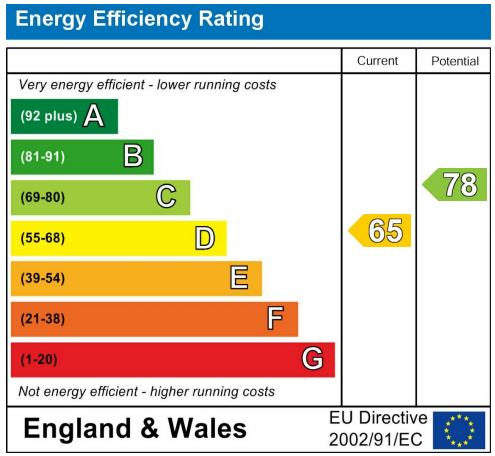

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
https://www.movingonestateagents.co.uk

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