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LUKE BOON

Powered by eXp UK
Personal Estate Agent



3 BEDROOMS

2 RECEPTION ROOMS

1 BATHROOM

1832 SQ.FT

FREEHOLD

COLERIDGE ROAD
FREEDOM FIELDS
PL4 7PA

£280,000 - £290,000

Well presented, Edwardian family home. Large single garage, two reception rooms, three loft rooms & a south facing garden.



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Located close to Freedom Fields Park, Coleridge Road is a tree-lined road which offers easy access into Plymouth City Centre. There are a number of local amenities close by including a supermarket and bus route into the city centre.

Plymouth has a train station with direct access to London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property
You enter the property into a porch, which has space for shoes and coats and French doors which lead through into the entrance hall.

The entrance hall has a wide range of period features and doors leading through to the lounge, the kitchen and dining room. There are stairs leading up to the first floor with three large under-stairs storage cupboards.

Located at the front of the property is the lounge, which is a wonderful size and has a feature fireplace and a large bay window to the front elevation. At the rear of the property is the dining room and kitchen. There is a wall dividing the two rooms, which could be removed to open up the space (subject to building regulations being signed off).
The dining room is a good size and has built-in storage cupboards and a window to the rear elevation.

The kitchen has a wide range of wall and base mounted units, complete with a work surface over. There is a four ring ceramic hob, plus a double oven and a door leading through to a large utility room.

The utility room has plumbing and space for a range of appliances. There is a combi-boiler, plus a downstairs cloakroom, and a hand wash basin.

Upstairs, the first-floor landing gives access to all three bedrooms and the bathroom. There are additional stairs leading up to the loft rooms.

The main bedroom is a fabulous size, with a large bay window to the front elevation. Bedroom two is also a good size double with a window to the rear elevation. Bedroom three is a small double bedroom and has a window to the front elevation.

The family bathroom is well presented and has a double shower cubicle, a panelled bath, a hand wash basin and a low-level w/c. There are two obscured windows to the rear elevation.

The loft space has been converted into three separate rooms. There is a room which is used as a home office which has a skylight to the front elevation. There is a games room which has a skylight to the side elevation. There is a store room.

Outside

The rear courtyard garden is low-maintenance and private, with a gate leading out onto a rear service lane. The garden is walled and there is an outside tap.

The garage is an excellent size, with an electric sectional door, power and lighting. There is space for a large car.

Tenure & Services

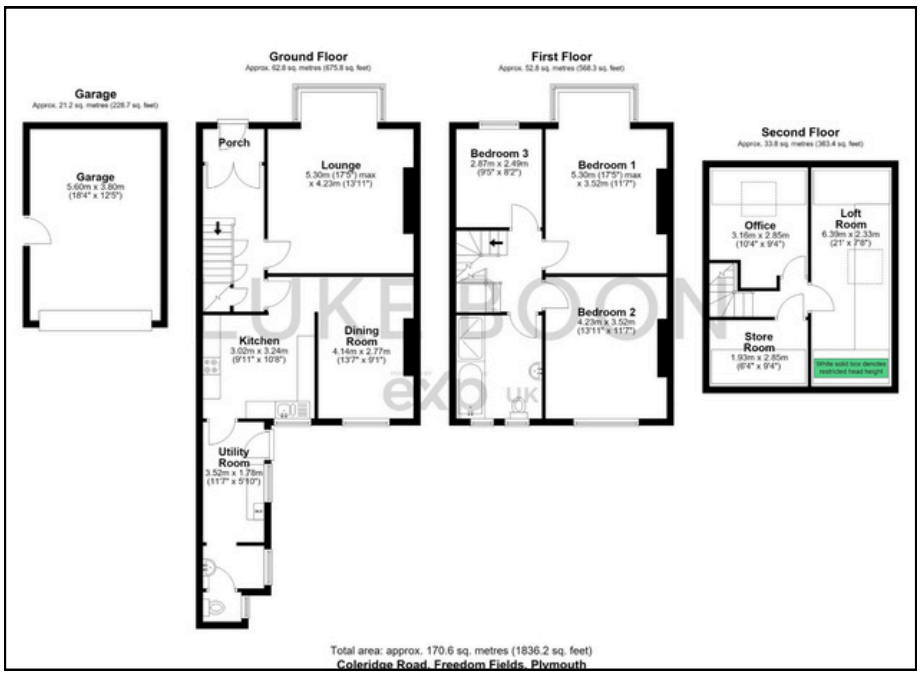
Tenure - Freehold
EPC - D
Council Tax Band - B
Services - Mains Water, Gas, Drainage, Electricity. Connected to Fibre Broadband

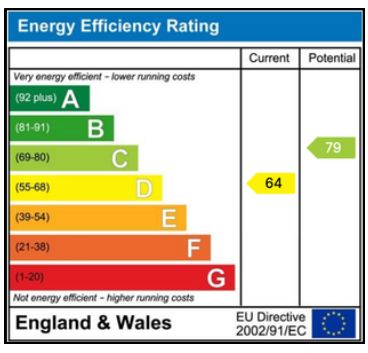
These property particulars are issued in good faith but do not form part of any offer or contract. All descriptions, floorplans, photographs, any images showing the boundaries and other information are purely illustrative, boundaries must be confirmed with your legal advisor. They are provided as a guide only and may not be exact. Buyers are advised to verify key facts such as tenure, planning permissions, fixtures and fittings, lease length, ground rent, service charges, council tax bands and energy performance ratings through their legal representative.

In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.









Website Link

Any questions? Want to make an offer?
Please get in touch

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