24 CHELWOOD GROVE
PLYMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

24 Chelwood Grove | Plympton | Plymouth | Devon | PL7 2AX

A welcoming two-bedroom coach house with bright, sociable accommodation, a garden and garage, set within a residential cul-de-sac in Plympton. Convenient for local amenities, with good connections to Plymouth and opportunities to enjoy coast and countryside

The Property

Set within a residential cul-de-sac in Plympton, this two-bedroom coach house combines accommodation arranged principally on one level with its own entrance, outdoor space and a garage. Appealing as a first home or somewhere to downsize, it offers a comfortable base with everyday amenities close at hand.

At its heart is a generous open-plan kitchen, sitting and dining space, with windows to the front and rear bringing in natural light. There is room to gather around the dining table, cook while remaining part of the conversation, or settle into the sitting area at the end of the day. The kitchen sits neatly to one side, allowing each area its own space within the sociable layout.

Two double bedrooms offer flexibility for visiting family or working from home, complemented by a bathroom with a shower over the bath. An airing cupboard and insulated loft with a drop-down ladder (not boarded). Gas-fired central heating and double glazing complete the accommodation.

Outside

Gated access beside the property leads to a decked seating area, with steps down to a lawn.

The single garage has a roller door, power, lighting and a water supply, together with access to an understairs store.

Location

Chelwood Grove lies off Downfield Way in Plympton, an established community on the eastern side of Plymouth. Local convenience shops and bus links serve everyday needs, while the Ridgeway offers a wider choice of independent shops, familiar retailers and places to stop for coffee.

The setting balances convenient access to the city with opportunities to spend time outdoors. Saltram's parkland and riverside walks offer an appealing change of pace, while Dartmoor and the South Devon coastline provide further scope for days out.

Access to the A38 makes Plympton a practical base for travel across the region, connecting Plymouth with Exeter and the M5. Plymouth itself offers a broad range of shopping, cultural and leisure facilities, alongside its historic waterfront.

Agent's Note: Ownership and use of the other garages beneath the accommodation are within the freehold title of no 24 and rented out on a peppercorn rent.

Newton Ferrers Office

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The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT





Property Details

Services:	Mains electricity, gas, water and drainage. Gas central heating.
EPC Rating:	Current: C - 77, Potential: C - 77, Rating: C
Council Tax:	Band B
Tenure	Freehold
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Key Features

- Two double bedrooms
- Sociable open-plan living
- Garden and single garage
- Residential cul-de-sac setting
- Own entrance with first-floor accommodation
- Dual-aspect sitting and dining space
- Convenient for local shops and transport links

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 heading towards Plymouth, turn off at Deep Lane. At the traffic lights turn right heading towards Plympton and stay in the middle lane at the next traffic lights before turning left at the the following lights. At the roundabout take the second exit onto Hillcrest Drive and then the first exit at the next roundabout onto Glen Road. After approximately 0.5 miles turn left onto Downfield Drive and immediately right into Chelwood Grove and you will find 24 at the end of the cul-de-sac in the corner.

Viewing

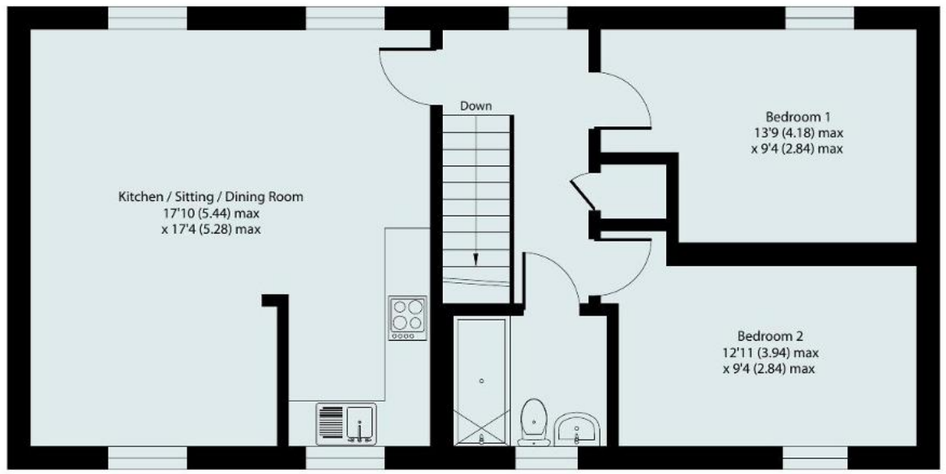
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311



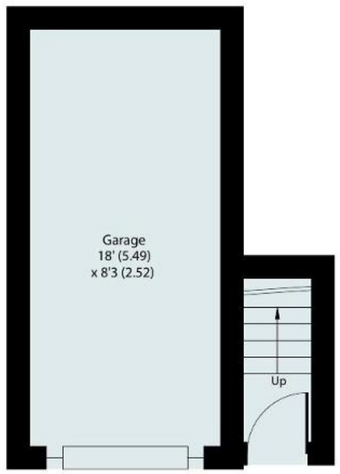


Floor Plans

Approximate Area = 712 sq ft / 66.1 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 861 sq ft / 79.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Marchand Petit Ltd. REF: 1543330





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