

Coombe Way, Plymouth, PL5

Offers Over: £150,000

Freehold

This well presented two double bedroom terraced property is tucked away discreetly in a quiet and cosy location within the neighbourhood. This home would perfectly suit those looking to get on the property ladder or equally be suited to those looking to invest. The ground floor consists of a fantastic sized living area providing ample room for furniture and other homely necessities. A contemporary fitted kitchen at the front of the home has a range of fitted appliances. The upstairs of the property has adequate space having two extremely well-proportioned double bedrooms. The home is situated a couple minutes' walk away from your transport links into the city centre and should you wish to rent the property you would be able to achieve a figure circa £650.00 per calendar month. EPC: C

Rooms

Entrance Hall 3'4" x 7'10" (1.02m x 2.4m). Wood flooring, wall mounted gas radiator, access to both kitchen and living room.

Kitchen 8' x 7'9" (2.44m x 2.36m). Wood flooring, matching wall & base units, part tiled walls, integrated electric oven with induction hob, extractor fan, space for washer / dryer, space for fridge / freezer, stainless steel sink and draining unit, double glazed window to front aspect.

Living Room 11'7" x 22'3" (3.53m x 6.78m). Carpet flooring, wall mounted gas radiator x2, double glazed sliding patio doors to the rear, Tv point, stairs leading to landing.

Landing

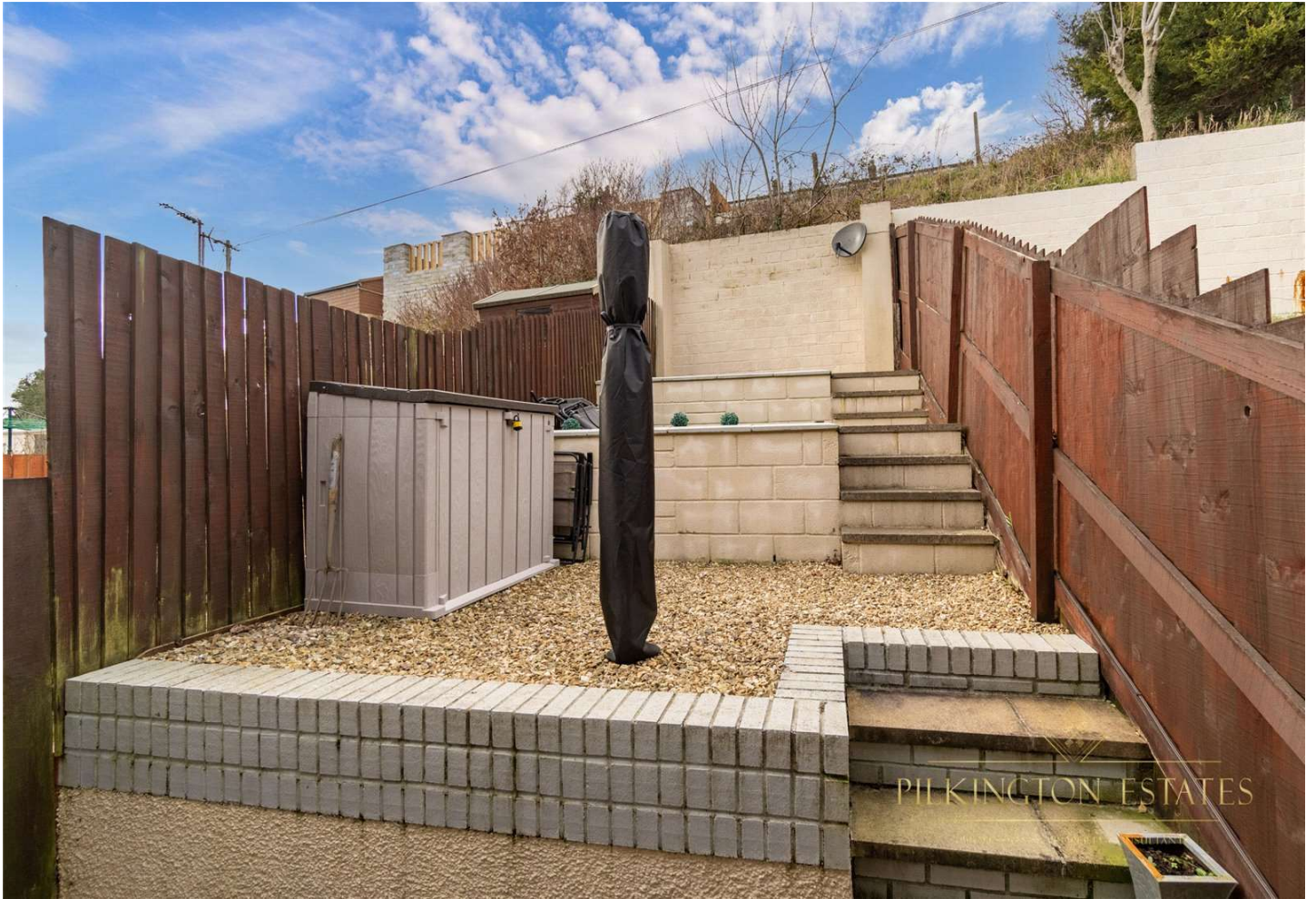
Bedroom 11'7" x 7'10" (3.53m x 2.4m). carpet flooring, wall mounted gas radiator, double glazed window to the front aspect.

Bathroom 8'5" x 5'10" (2.57m x 1.78m). Laminate flooring, wall mounted towel rail, low level WC, wash hand basin with hot & cold mixer taps, bath with gas shower head above, storage cupboard.

Bedroom 11'8" x 9'11" (3.56m x 3.02m). Carpet flooring, wall mounted gas radiator, built in wardrobe space, double glazed window to the rear aspect.

Outside To the rear the property has been tiered creating a low maintenance enclosed rear garden. The tiers comprising stone chipping and artificial grass.

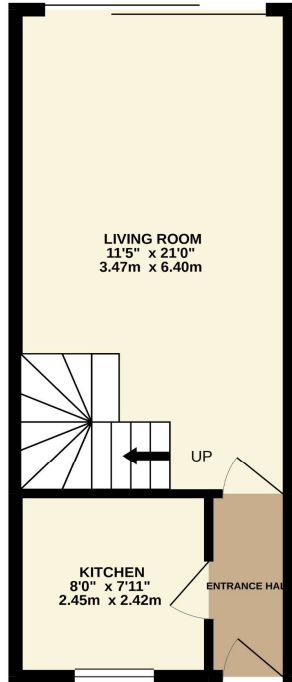




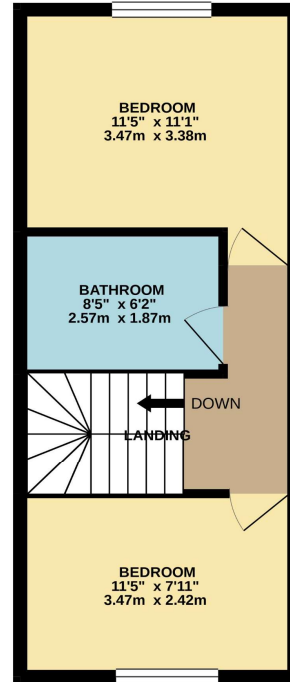
Charges

Council Tax Band:

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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