Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



58 Copse Road

Plympton, Plymouth, PL7 1QA

Offers Over £325,000

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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.

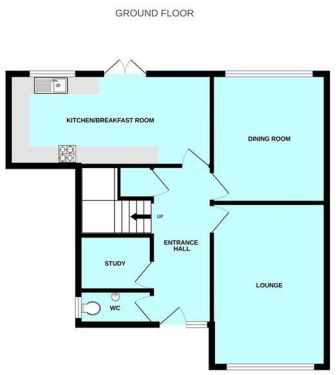
COUNCIL TAX
Plymouth City Council
Council Tax Band: D

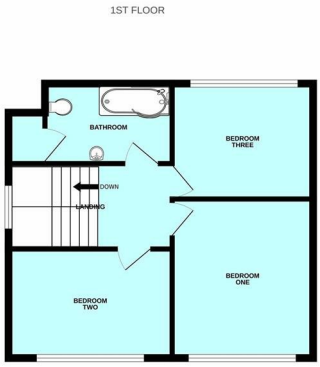
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

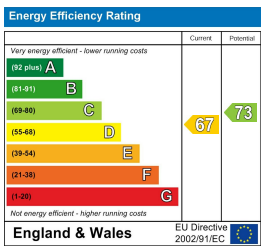


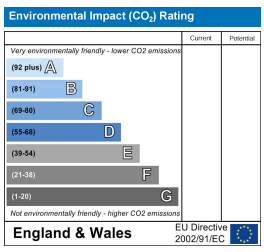
Floor Plans





Energy Efficiency Graph





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