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Opening Hours

Monday - Friday
 9.15am—5.30pm

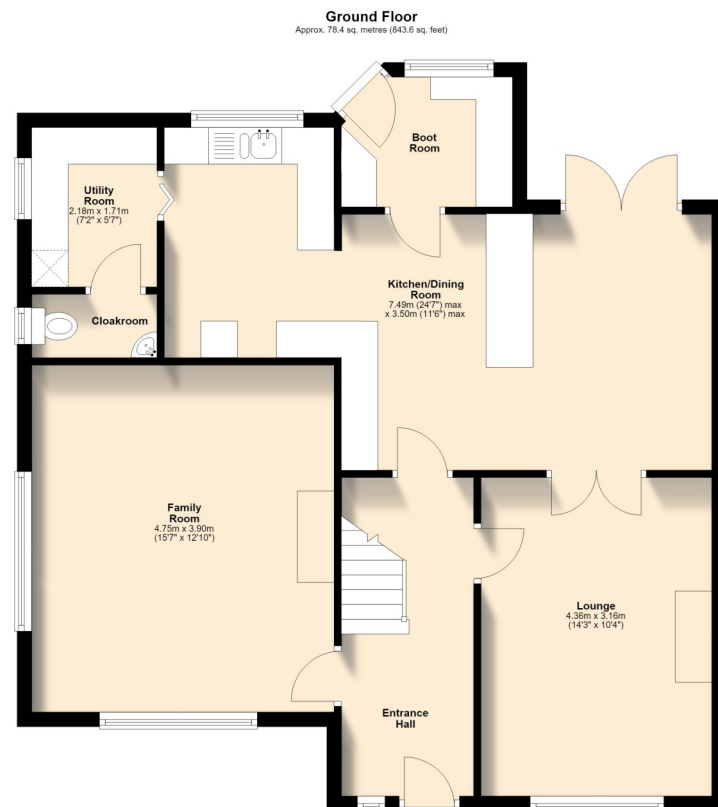
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

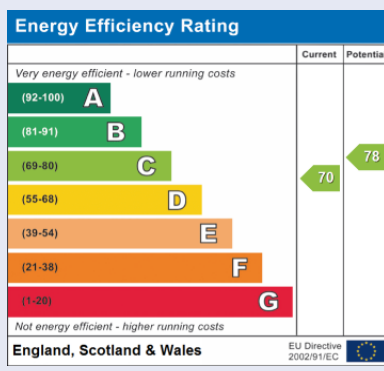
Our Property Reference:
 27/E/26 5972

Floor Plans...

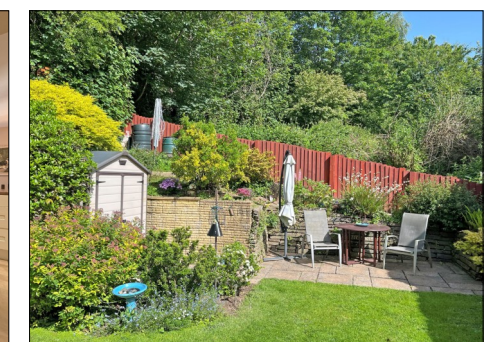


Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS



10 Coppard Meadows, Woodford, Plympton, PL7 4SY

- FOUR BEDROOMS**
- TUCKED AWAY LOCATION**
- EXTENDED ACCOMMODATION**
- WELL PRESENTED**
- TWO LOUNGES**
- OPEN PLAN KITCHEN/DINER**
- DRIVEWAY AND GARAGE**

We feel you may buy this property because...
 'Great care and attention have been paid by the current owners to extend this home in order to offer a highly desirable family home'

£425,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage And Driveway

Outside Space

Enclosed Garden

Council Tax Band

D

Council Tax Cost 2026/2027

Full Cost: £2,441.85

Single Person: £1,831.39

Stamp Duty Liability

First Time Buyer: £6,250

Main Residence: £11,250

Home or Investment

Property: £32,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing...

This exceptional semi-detached house has been extended by the current owners to provide a comfortable and well planned family home. The well presented accommodation comprises: entrance hall, lounge, open plan kitchen/dining room, separate family room, utility room, downstairs wc, boot room, large master bedroom with a walk in wardrobe and en-suite shower room, three further bedrooms and a family bathroom. Externally, the property has well-tended gardens to the front and rear, with a detached garage and driveway parking. Positioned in a sought after, tucked away location, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Double glazed window to the front, radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard, door to:

FAMILY ROOM

4.75m (15'7") x 3.90m (12'10")

Dual aspect room with double glazed windows to the front and side, coal effect electric fire set in a wooden surround, radiator, coved ceiling.

LOUNGE

4.36m (14'3") x 3.16m (10'4")

Double glazed window to the front, coal effect gas fire set in a feature wooden surround with a Victorian style inset and tiles, wood block floor, dado rail, coved ceiling, double doors to:

KITCHEN/DINING ROOM

7.49m (24'7") max x 3.50m (11'6") max

Extended room fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, gas point for cooker, double glazed window to the rear, radiator, recessed spotlights, tiled splashbacks, heated towel rail, double glazed double doors opening to the rear garden, dining area with a wood block floor, door to:

UTILITY ROOM

Base units with worktop space above, plumbing for washing machine, space for tumble dryer, double glazed window to the side, heated towel



rail, door to:

CLOAKROOM

Frosted double glazed window to the side, vanity wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

BOOT ROOM

Fitted with a matching range of base and eye level units with worktop space above, double glazed window to the rear, wall mounted gas combination boiler serving the heating system and domestic hot water, uPVC double door to the rear garden.

FIRST FLOOR

LANDING

Coved ceiling, access to the loft with a retractable ladder, walk in storage cupboard.

BEDROOM 1

4.89m (16') x 3.87m (12'8")

Impressive room with a double glazed window to the front, radiator, coved ceiling, walk-in wardrobe with hanging rails, shelving and drawers.

EN-SUITE SHOWER ROOM

Modern suite comprising a quadrant shower cubicle with twin shower heads, vanity wash hand basin, low-level WC, extractor fan, splashbacks, frosted double glazed window to the rear.

BEDROOM 2

3.51m (11'6") x 2.99m (9'10")

Double glazed window to the front, two built-in double

wardrobes, radiator, coved ceiling with recessed spotlights.

BEDROOM 3

3.67m (12'1") max x 2.99m (9'10")

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 4

2.58m (8'6") x 1.97m (6'6")

Double glazed window to the front, radiator, coved ceiling with recessed spotlights.

FAMILY BATHROOM

Modern suite comprising a panelled bath, vanity wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, recessed spotlights.

OUTSIDE:

FRONT

REAR

The rear opens to an enclosed garden measuring approximately **8.83m (29'04) wide x 8.22m (27'03) long**. The garden comprises a patio seating and mainly laid to lawn with flower borders, enclosed by fencing with a side gate providing side access and leading to the driveway and the garage

GARAGE

2.74m (9'08) X 4.26m (14'05)

A single garage with up and over garage door.

