

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

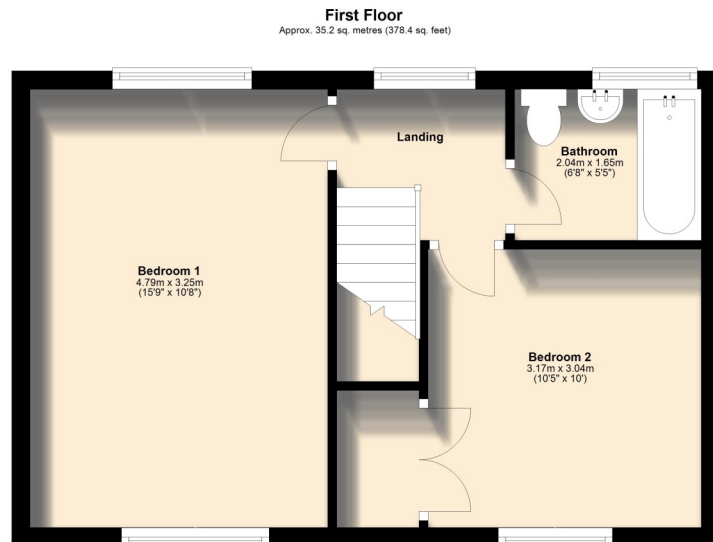
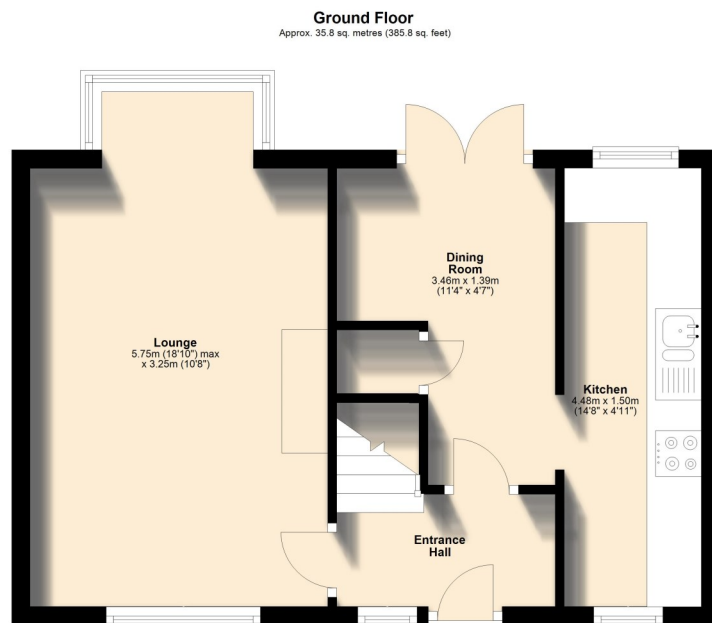
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/E/26 5942



## 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



Draft Details – Not Approved & Subject To Change



BEAUTIFULLY PRESENTED  
TWO DOUBLE BEDROOMS  
LARGE LOUNGE  
MODERN KITCHEN  
LARGE REAR GARDEN  
DOUBLE GLAZING  
CENTRAL HEATING

**54 Copleston Road, Southway,  
Plymouth, PL6 6RU**

*We feel you may buy this property because...*  
'Of the spacious, well-presented accommodation and lovely rear garden.'

**£205,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
Two Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
Enclosed Rear Garden

**Council Tax Band**  
A

**Council Tax Cost 2026/2027**  
Full Cost: £1,627.90  
Single Person: £1,220.93

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,500  
Home or Investment  
Property: £11,500

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

#### Title Plan Guideline



#### Introducing...

This beautifully presented property also boasts a large rear garden and would make the perfect first-time home. Internally the accommodation offers a large lounge, separate dining area, kitchen, two large double bedrooms and a modern bathroom suite. Further benefits include double glazing and gas central heating. Plymouth Homes advise an early viewing to avoid disappointment.

#### The Accommodation Comprises...

##### GROUND FLOOR

###### ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

###### ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing, doors into the lounge and dining room.

###### LOUNGE

**5.75m (18'10") max x 3.25m (10'8")**

A lovely sized reception space with double glazed box window to the rear overlooking the garden, double glazed window to the front, wall mounted electric fire, two radiators.

###### DINING ROOM

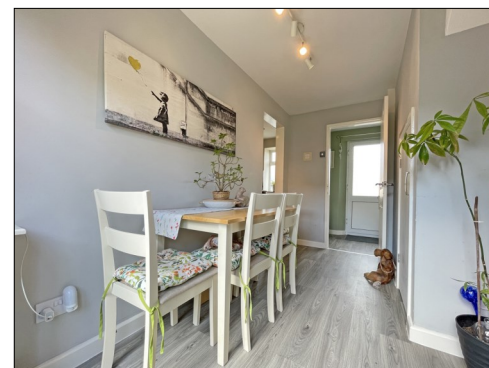
**3.46m (11'4") x 1.39m (4'7")**

With radiator, uPVC glazed double doors opening to the garden, understairs storage cupboard, doorway into the kitchen.

###### KITCHEN

**4.48m (14'8") x 1.50m (4'11")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer and washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed windows to the front and rear, radiator, tiled flooring, recessed ceiling spotlights.



##### FIRST FLOOR

###### LANDING

With double glazed window to the rear, radiator.

###### BEDROOM 1

**4.79m (15'9") x 3.25m (10'8")**

A lovely, large double bedroom with double glazed windows to the front and rear, radiator.

###### BEDROOM 2

**3.17m (10'5") x 3.04m (10')**

A second double bedroom with double glazed window to the front, radiator, built-in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

###### BATHROOM

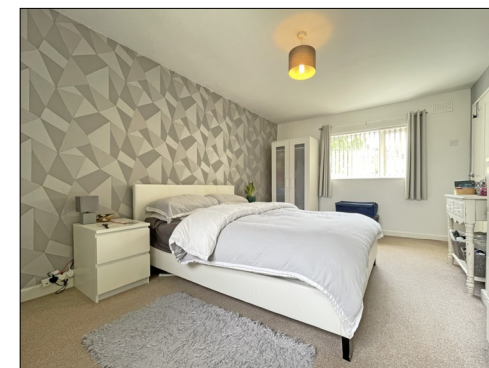
**2.04m (6'8") x 1.65m (5'5")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

##### OUTSIDE:

###### FRONT

The property occupies a good-sized plot, approached from the front via a walkway from the roadside and leading to a private pathway to the covered main entrance. The front garden is laid to lawn with flower borders.



##### REAR

The rear opens to a large, beautifully maintained and enclosed garden measuring **15.36m (50'4") in length x 7.33m (24') in width**. Adjoining the property is a paved seating area with steps rising to a paved pathway accessing a lawned garden with flower borders, a further patio area with greenhouse and onto steps and a gate to a lovely, decked seating area.