



## MOSS LODGE COLEBROOK ROAD PLYMOUTH, PL7 4AG

GUIDE: £300,000  
FREEHOLD

Situated in the heart of Colebrook village is this recently refurbished 3/4 bedroom extended elevated semi detached house with off road parking, garage and gardens. Accommodation comprises cloakroom, lounge, modern kitchen/diner, family room/bedroom 4, 3 bedrooms and a bathroom. Benefitting from double glazing, gas central heating off road parking for 3 vehicles and front and rear gardens. Offered with no chain a viewing is highly advised.



# MOSS LODGE COLEBROOK ROAD

- Extended Elevated Semi Detached House
- Modern Kitchen/Diner
- Garage
- 3/4 Bedrooms
- Off Road Parking for 3 Vehicles
- No Chain.



## Entrance:

via uPVC double glazed door into:

## Entrance Porch:

Door to lounge and door to:

## Cloakroom:

uPVC double glazed window to the side, low flush W.C and wash hand basin with tiled splash back.

## Lounge: 5.44m x 4.95m (17'10" x 16'2")

uPVC full height window to the front, further window to the side and stairs rising to first floor. Feature fireplace with inset gas fire, radiator and double doors through to:

## Kitchen/Diner: 5.41m x 2.87m (17'8" x 9'4")

uPVC double glazed window to the side and sliding patio doors to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Fitted electric oven with hob and extractor over, stainless steel single drainer sink unit with mixer tap over and space for dishwasher, fridge and freezer. Door through to:

## Rear Lobby:

uPVC double glazed door to the side and wall mounted boiler. Plumbing for washing machine.

## Family Room/Bedroom 4: 4.24m max x 3.24m (13'10" max x 10'7")

uPVC double glazed window to to both sides and rear and radiator.

## First Floor Landing:

uPVC double glazed window to the side door to storage cupboard and doors to:

## Bedroom 1: 3.88m x 3.31m (12'8" x 10'10" )

uPVC double glazed window to the front and radiator.

## Bedroom 2: 3.97m x 2.96m (13'0" x 9'8")

uPVC double glazed window to the rear and radiator.

## Bedroom 3: 2.9m x 2.4m (9'6" x 7'10")

uPVC double glazed window to the rear and radiator.

## Bathroom:

uPVC obscure double glazed window to the side. Suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and low flush W.C. Shower boarding to splash backs and shower area and heated towel rail.

## Outside:

To the front of the property is parking for 3 vehicles and the garage. Steps lead to the front with access on either side of the garden with some raised flower borders. To the side is a gate giving access to the rear and a path with some steps to the front patio and access. To the rear is a patio area leading onto a decked area with planters and a covered seating area with power. Behind is a garden laid to lawn with some borders with mature shrubs and bushes.

## Garage: 5.47m x 3.04m (17'11" x 9'11")

Metal up and over door with covered pit area.

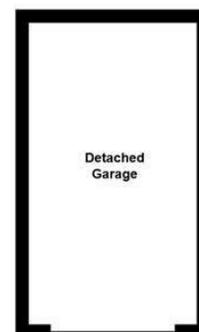
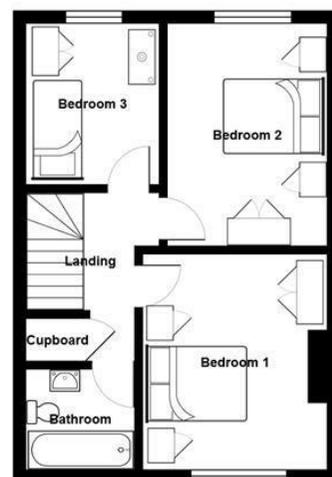
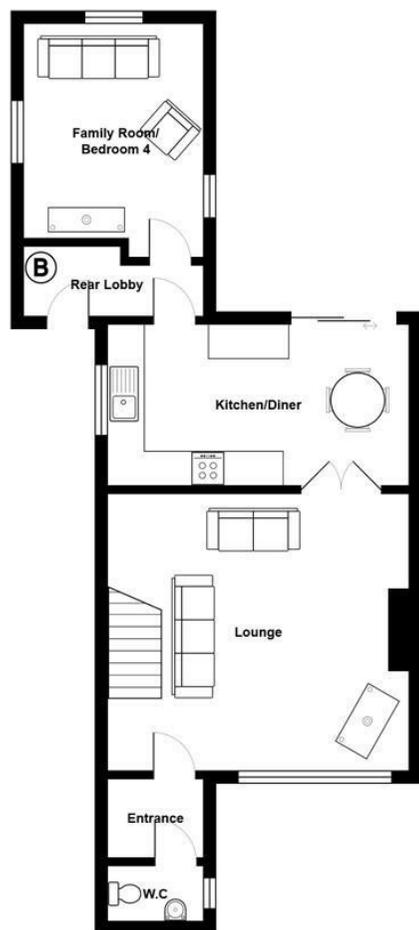
## Additional Information:

Construction - Standard

Parking - Driveway

Council Tax Band - C

# MOSS LODGE COLEBROOK ROAD



Total Area: 125.4 m<sup>2</sup> ... 1350 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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