



# Falcon

01752 600444

## 17 Copse Road

Plympton, Plymouth, PL7 1PZ

Guide Price £240,000 - £250,000





## In Brief

### 1930s family home on a generous corner plot with open views and superb potential

**Reception Rooms** Large living room / dining room

**Bedrooms** Three bedrooms

**Heating** Gas central heating

**Area** 1321 sq ft

**Tenure** Freehold

**Parking** Drive and garage

**Council Tax** D

## Description

Located in this highly regarded residential area, within easy reach of a number of well-respected local schools, is this 1930s-style three bedroom semi-detached family home. Occupying a generous corner plot, the property now requires a degree of upgrading and redecoration, offering an excellent opportunity to create a truly beautiful family home tailored to your own taste. The accommodation begins with an entrance hallway leading into a spacious open-plan living and dining room, featuring windows to both the front and rear aspects, allowing for plenty of natural light throughout the day. The kitchen is a good size and fitted with a range of base and wall units. Beyond the kitchen is a substantial connecting area linking the house to the garage, providing an incredibly versatile space that could be used as a utility room, workshop or additional storage, with a door giving direct access into the garage. To the first floor, the landing leads to two well-proportioned double bedrooms, a comfortable single bedroom to the front, and a shower room with WC. From the rear of the property there are pleasant open views extending towards Dartmoor, adding to the home's appeal. The property benefits from gas central heating and uPVC double glazing throughout. Externally, the rear garden is a good size and features a large patio seating area, a lawn and a variety of mature shrub and bush borders, making it ideal for family use and outdoor entertaining. This is a fantastic opportunity to secure a home in a desirable location and add your own style and value. Early viewing is highly recommended to appreciate the potential, plot size and outlook on offer.

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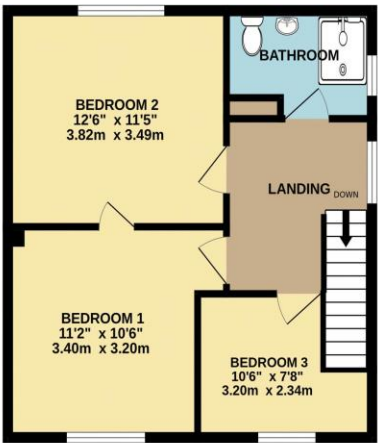
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# Floor Plans

GROUND FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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