



Merafield Road,
Plympton
PL7 1TX

£350,000

LUKE BOON

POWERED BY
exp UK



Luke Boon - Personal Estate Agent

01752 295996

07810 601 815

luke.boon@exp.uk.com

lukeboon.exp.uk.com

@lukeboonestateagent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Graph

LUKE BOON
exp UK

Nestled upon Merafield Road, this beautiful property is located on a bus route and gives easy access to Saltram House, local schooling, supermarkets & the Ridgeway shopping centre.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres. The Ridgeway Shopping Centre has a wide range of local and national, traders, eateries and pubs.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into a large entrance hall, which has doors leading through to the open plan lounge/dining room, study, kitchen/breakfast room and a large understairs storage cupboard. There is a large window to the front elevation and stairs up to the first floor.

The lounge/dining room is a superb size, with dual aspect windows and doors to the front and rear elevation. The lounge has a feature fireplace and has stunning views over Plympton towards Boringdon Park Golf Club and Dartmoor. There is a small divide to create a dining area, which has French doors which open out onto the rear garden. The room requires some modernisation and offers superb living space. There is a sliding door leading into the kitchen/breakfast room.

The kitchen/breakfast room is also a good size, with dual aspect window storage the side and rear elevation. There is a modern fitted kitchen, with space for an array of appliances and dining room table.

The study is currently used as a second reception room and has been previously used as a fourth bedroom. There is a large picture window to the front elevation offering similar views as the lounge.

Upstairs, the first floor landing has access to all three double bedrooms and the bathroom. There is a loft hatch and a window to the side elevation. All three bedrooms are a good double size, with bedrooms two and three having large windows to the front elevation offering superb panoramic views over the surrounding area. The main bedroom is at the rear of the property and has a large fitted wardrobe and a window to the rear elevation which overlooks the rear garden.

The family bathroom is a great size with an obscured window to the rear elevation. The bathroom has a walk in shower cubicle with electric shower, a

freestanding bath with shower attachment, a low level w/c and a hand wash basin. The bathroom has tiled splash backs and built in storage cupboard.

This wonderful home offers spacious living accommodation throughout and has the opportunity to modernise further if required. There is full double glazing and gas central heating.

Externally, the front gardens are tiered with gradual steps leading up to the front door. There is a small lawned area and space for shrubs and plants.

The rear gardens are mainly laid to lawn and are south facing. There is space for a bistro table and chairs on a the patio area, with a hard paved area surrounding the whole property. There is a path leading up to the garage. The garage has an up and over door, a side door, a window to the rear elevation, plus power and lighting to finish.

Tenure - Freehold

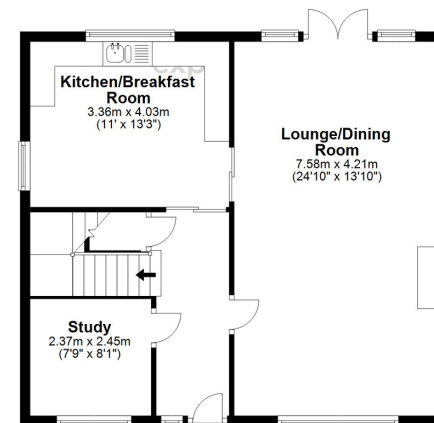
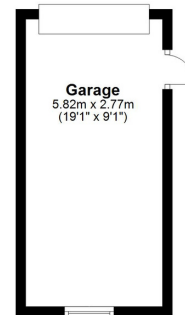
Services - Mains water, drainage, gas & electricity. Access to Cable broadband

EPC - C 71/73

Council Tax Band - E (£2,707.06)

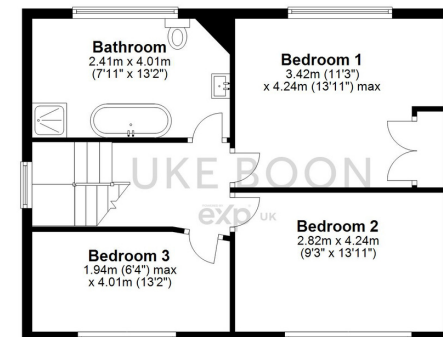
Ground Floor

Approx. 79.3 sq. metres (853.9 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 132.3 sq. metres (1423.7 sq. feet)

Merafield Road, Plympton, Plymouth