



Almeria Court
Plympton
PL7 1TX

£300,000

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		86
(69-80) C		
(55-68) D	64	
(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

Almeria Court is a quiet cul-de-sac in Plympton. Located close to 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 main property into a porch, which has space for shoes and coats and gives access into the open plan living space.

The open plan living space is a superb size, with two windows to the front elevation and patio sliding doors which open out onto the rear garden. The room is very well presented and has a sliding door which leads through to the stairway and a door which opens into the kitchen.

The kitchen has a window to the rear elevation and a door which opens out onto the rear garden. The kitchen has a range of wall and base mounted units, complete with a work surface over. There is a range of integral appliances and a large pantry cupboard which has space for a tumble dryer.

The stairway leads up to the first floor landing, which leads through to three double bedrooms, a shower room, bathroom and a large study, which could be used as a fifth bedroom if required. There is a window to the front elevation.

The main bedroom is a great size, with two double built in wardrobes and two windows to the front elevation. Both bedrooms two and three are a good double size and have built in wardrobes. The study is a good size and has a window to the rear elevation. This could be used as a fifth bedroom if required.

The bathroom is well presented, with a panelled bath with shower attachment, a low level w/c and a hand wash basin. There is a heated towel rail, an obscured window to the front elevation and extraction fan to finish. The shower room has a large corner shower, a low level w/c, hand wash basin, heated towel rail and an extraction fan to finish.

The annexe has its own private entrance with a door which opens into the open plan living space. The living space has a large window to the front elevation, with a door leading through to the bedroom area.

There is a compact kitchenette area, with wall and base mounted units and a stainless steel sink.

The bedroom area has an en-suite shower room and a window to the rear elevation and also a door which opens out onto the rear garden. The en-suite has a walk in shower cubicle, a low level w/c and a hand wash basin. There is an extraction fan to finish. The annexe is perfect for an elderly relative or a family member. Alternatively, the annexe can be used as a work space or an office, perfect for a home business.

Externally, the front gardens are mainly laid to lawn. There is a driveway with space for one vehicle.

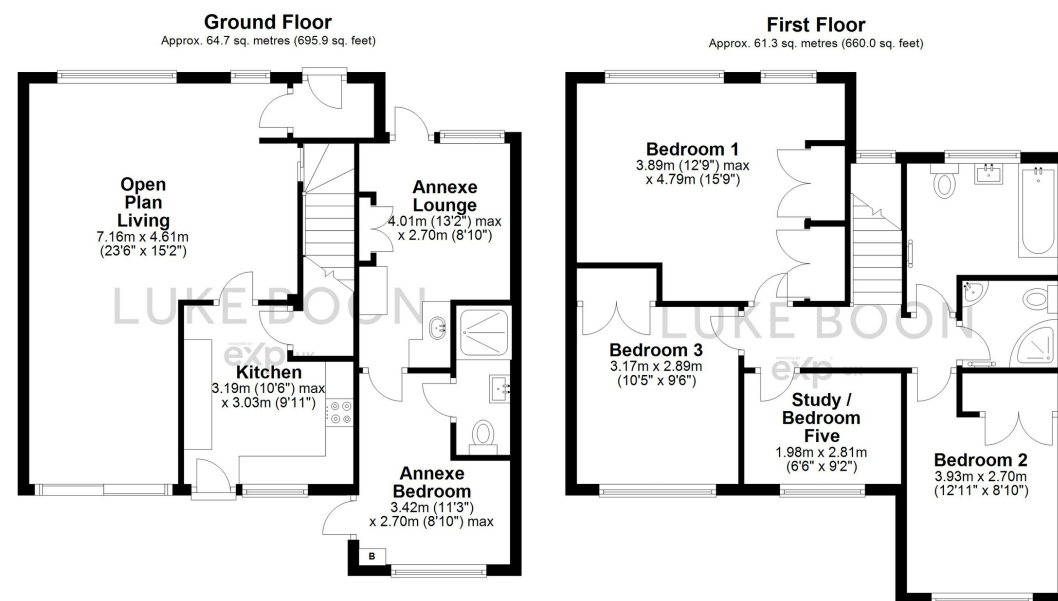
The rear garden is level and low maintenance, with a large decked area and a large patio. The rear garden is west facing and is private.

Tenure - Freehold

Services - Mains Water, Drainage, Gas, Electricity & Connected to Broadband

EPC - D (64/86)

Council Tax Band - C



Total area: approx. 126.0 sq. metres (1355.9 sq. feet)
Almeria Court, Plympton, Plymouth