



Bonville Road, Southway

Plymouth

PL6 6TE

£230,000

LUKE BOON

POWERED BY  
exp UK



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Graph

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Bonville Road is a quiet road on the edge of Southway, giving easy access into Tamerton Foliot Village & Derriford Hospital.

Southway has a bus route into the city centre, plus an array of local and national traders and eateries. Located towards the North of Plymouth City Centre, Southway gives easy access to Derriford Hospital and onto Dartmoor National Park.

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 via a composite door into the hallway. The hallway has stairs up to the first floor and an under-stairs storage cupboard plus doors leads through to the open plan living space and the utility room.

The utility room has plumbing and space for a washing machine and tumble dryer. There is a window to the front elevation and a cupboard housing the combi boiler. There are two large storage cupboards perfect for shoes and coats plus a range of matching wall and base mounted units complete with a roll-top work surface over.

The open plan living space has a large lounge, dining space and a fitted kitchen. There are patio doors leading through to the dining room. The kitchen area is fully fitted with a range of integral appliances. There is a four ring gas hob with extraction hood over and a window to the rear elevation. The lounge area has a window to the front elevation and an electric feature fireplace.

The dining room has triple aspect windows and doors to the front and side elevations. There is a pitched roof with two skylights. The roof is tiled and is an excellent reception room.

Upstairs, the landing leads through to all three double bedrooms and the family bathroom. The main bedroom has a window to the front elevation with views towards Tamerton Foliot and Cornwall. There are two fitted wardrobes. Bedroom three has a built in storage cupboard and a window to the rear elevation.

The family bathroom is well presented with a 'P' shaped bath with shower overhead, a low level wc, hand wash basin and an obscured window to the rear elevation.

Externally, the rear gardens are tiered, with two large decked areas and a lawn. The property has a double width driveway which has parking for two vehicles.

## Tenure & Services

Tenure - Freehold

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

EPC - E

Council Tax Band - B

Non Standard construction - Mortgageable - please ask for more details

Extended family home with open plan living space, three double bedrooms, tiered rear garden & two off-road parking spaces. Beautifully finished throughout.

