



Fullerton Road, Milehouse

Plymouth

PL2 3AX

£190,000

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 | | 84 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (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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Fullerton Road is located in the residential area of Milehouse. Within close proximity of Central Park, Stoke Village and a wide range of local amenities, including local and national traders and bus routes into the City Centre. Plymouth Dockyard is a short commute away.

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.

The Property

You enter the property into the large entrance hall, which has doors leading into the lounge, dining room and kitchen. There are stairs leading up to the first floor accommodation and three under stairs storage cupboards.

The lounge has a large bay window to the front elevation and space for a range of large furniture. The dining room is a similar size and has a large window to the rear elevation, overlooking the rear garden.

The kitchen has space for a range of appliances and has a range of wall and base mounted units, complete with a work surface over. There is a large window to the rear elevation and a door which opens onto the rear garden. The kitchen does require some modernisation and houses the gas fired boiler.

There is potential to create a large kitchen/dining room by removing the wall between the rooms. This will need to conform to current building regulations.

Upstairs, the first floor landing has doors leading to all three bedrooms, the bathroom, separate w/c and a window to the side elevation.

The main bedroom has a large bay window to the front elevation and two large fitted wardrobes. Bedroom two is a similar size and has a window to the rear elevation, plus two fitted wardrobes, one of which houses the hot water tank. Bedroom three is a large single room, with a window to the front elevation and a large built in wardrobe. Located at the rear of the property is the bathroom and separate w/c. The bathroom has an obscured window to the rear elevation, a bath and a hand wash basin set within a vanity unit. There is a loft hatch and tiled splash backs to finish. The separate w/c has a low level w/c and an obscured window to the rear elevation.

The property is superbly presented and offers huge potential throughout. The property is fully double glazed, has gas central heating and is offered with no onward chain.

Outside

Externally, the rear garden is tiered and hard paved, with a gate leading out onto a service lane and a gate giving access to the side of the property. The garden is south facing and has a large patio area.

There are two outbuildings located next to the property and a large bin store which is located at the top of the garden.

Tenure & Services

Tenure - Freehold

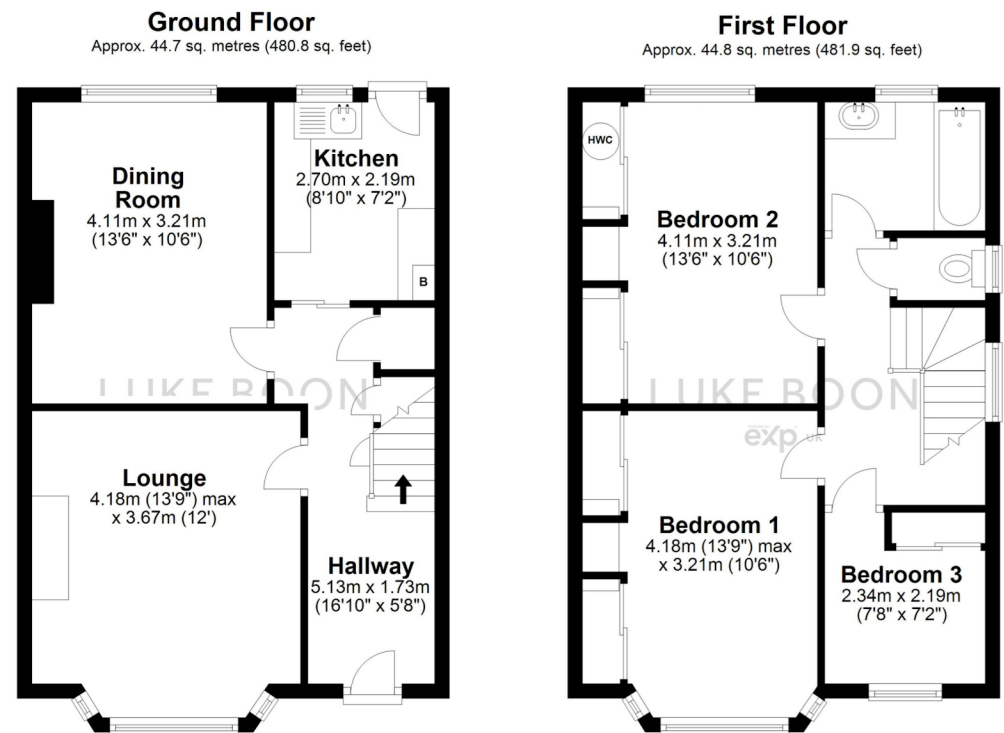
EPC - E

Council Tax Band - B

Services - Mains Gas, Water, Drainage, Electricity. Broadband is available

Agents Note

This property is currently going through Probate. Please enquire for more information.



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

Fullerton Road, Milehouse, Plymouth