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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1123 SQ.FT



FREEHOLD

## ST MARGARETS ROAD PLYMPTON, PL7 4RF

£270,000

Charming 1950's Stanbury home,  
with three bedrooms, open plan  
lounge/dining room, south-facing  
landscaped rear garden, driveway &  
garage.



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St Margarets Road is located in the popular suburb of Woodford, Plympton. Giving easy access to local schooling, Woodford Primary and Hele Secondary, plus two pre schools and an abundance of additional amenities. There is a bus route leading into the City Centre and towards the Ridgeway.

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 porch, which has a sliding patio door and a tiled floor. There is a door leading into the hallway. The hallway leads through to the kitchen and dining room, with stairs up to the first floor, two handy storage cupboards and a window to the side elevation.

The lounge is a good size and has a large triangular bay window to the front elevation. There is an electric wall hung fire, plain plastered walls and ceiling and an opening through to the dining room.

Located at the rear of the property is the dining room, which has a sliding patio door which gives access out onto a raised decked area. The walls and ceilings have been plastered.

The kitchen has a dual aspect window and door, to the side and rear elevation, giving access out onto the rear garden. The kitchen has a range of wall and base mounted units, complete with a work surface over and tiled splash backs.

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The kitchen has a range of integral appliances, a stainless steel sink drainer unit and a tiled floor to finish.

Upstairs, the first floor landing leads through to all three bedrooms and the wet room. There is a window to the side elevation and a loft hatch. The main bedroom has a large window to the front elevation and two fitted wardrobes. Bedroom two is a large double with a fitted wardrobe and a window to the rear elevation. Bedroom three is a small double, with a window to the front elevation.

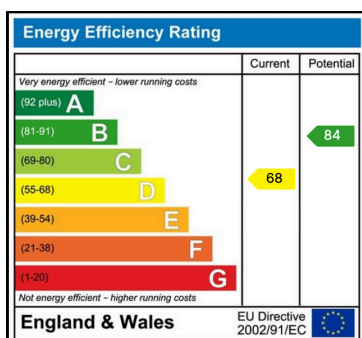
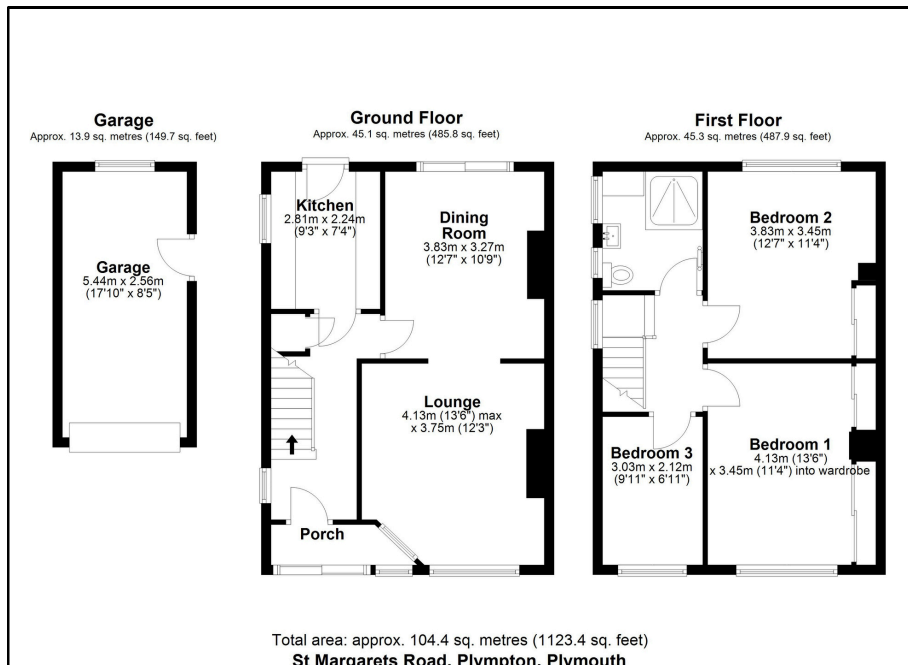
The wet room has recently been installed and is beautifully presented. The wet room has two obscured windows to the side elevation, a tiled floor and splash backs, a low level w/c, hand wash basin and a walk in shower. There is a heated towel rail, inset spotlights and an extraction fan to finish.

Externally, the rear garden has been landscaped and is south-facing. The rear garden is block paved, complimenting the driveway and has an artificial lawn and a raised decked area which is accessed via the dining room. The garden is fully enclosed and has accessed into the garage. The garage has an electric roller door, a uPVC side door and a window to the rear elevation. The garage has power and lighting.

The driveway is block paved and is shared, but is wide enough to park two cars side by side. There is an opportunity to remove the front garden to create additional parking (subject to planning permission being granted).

Tenure - Freehold

Services - Mains Electricity, Gas, Drainage & Water. Access to Fibre Broadband  
EPC - D  
Council Tax Band - C



<b>Local Authority</b>		<b>Council Tax</b>	
City Of Plymouth		Band:	C
		Annual Price:	£1,969
<b>Conservation Area</b>		<b>Flood Risk</b>	
No		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
0 ft <sup>2</sup> / 0 m <sup>2</sup>		0.07 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	8 Mbps
Vodafone	●	Superfast	67 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		



Website Link