



Legis Walk  
Roborough, Plymouth  
PL6 7DE

£200,000

LUKE BOON

POWERED BY  
exp<sup>®</sup> 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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Graph

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Legis Walk is a quiet cut-de-sac in the popular residential area of Roborough, located on the edge of Plymouth. Giving easy access onto Dartmoor National Park, Bickleigh Village, Derriford Hospital and into Woolwell.

Roborough has a wide range of local amenities, including a bus route into the city centre and a range of local and national traders. There is a local pub, vet and salon located within the village.

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 a door leading through to the kitchen and has stairs leading up to the first floor. There is an under stairs storage cupboard and a laminate floor covering.

The kitchen has a range of wall and base mounted units, complete with a work surface over. There is an inset sink drainer unit, with an electric fan assisted oven and a four ring gas hob plus space for a range of additional appliances. There are tiled splash backs and a tiled floor. The kitchen flows into an open plan dining and lounge area.

The open plan living space has French doors which open out onto the rear garden and has two windows to the rear elevation. There is a large wall mounted radiator, plus a laminate floor covering to finish.

Upstairs, the first floor landing leads through to all three bedrooms, the bathroom and the airing cupboard which houses the combi-boiler. There is a loft hatch and a window to the front elevation.

Both bedrooms one and two are a good double size and have a window to the rear elevation, offering superb views over the surrounding area. Bedroom three is a single room with a window to the front elevation. The bathroom has a panelled bath with an electric shower overhead, a low level w/c and a hand wash basin.

There is a heated towel rail, tiled splash backs and two obscured windows to the front elevation.

Externally the rear garden has been landscaped and is south-westerly facing. There is a large patio area and a gate which leads out to a rear service lane and the local woodland.

The property is located close to a number of residential car parks. These are available on a first come, first serve basis.

Tenure & Services

Tenure - Freehold

EPC - C

Council Tax Band - B

Services - Mains Water, Drainage, Electricity & Gas. Access to Fibre Broadband

