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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



3 RECEPTION ROOMS



1 BATHROOM



998 SQ.FT



FREEHOLD

**RASHLEIGH AVENUE
PLYMPTON, PL7 4DA**

£290,000

Delightful, semi detached family home, with open plan living space, large south-facing garden, private driveway & a garage.



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Rashleigh Avenue is located in the centre of Plympton. Giving easy access to local schooling, Boringdon Primary and Hele Secondary 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 the entrance hall, which has two under stairs storage cupboards, a doorway leading through into the kitchen and stairs leading up to the first floor.

The property has been transformed to create a large L shaped, open plan living space, which has a kitchen/dining room and access through to the lounge. The kitchen is well equipped, with a range of wall and base mounted units and a range of integral appliances as well as an inset stainless steel sink drainer unit with a mixer tap over. There is a breakfast bar which divides the room well, with French doors leading through to the conservatory. There is a large picture window to the side elevation. The lounge has a large window to the front elevation and a Victorian style feature fireplace. The lounge has a laminate floor covering which flows into the dining area.

Located at the rear of the property is a large conservatory which has a high vaulted ceiling and triple aspect windows to the rear and side elevations. There are French doors which open out onto the rear garden.

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Upstairs, the first floor landing leads through to all three bedrooms and the bathroom. There is a large window to the side elevation and a loft hatch. The main bedroom is a good double size with a large window to the front elevation. Bedroom two has a window to the rear elevation and has a built in airing cupboard. Bedroom three is a large single bedroom, with a window to the front elevation and a built in storage cupboard.

The bathroom has a panelled bath with a shower overhead, a low level w/c, hand wash basin and has tiled splash backs. There is an obscured window to the rear elevation, a heated towel rail and an extraction fan to finish.

Externally, the rear garden has been landscaped and is tiered, with three large hard paved areas, plus an artificial lawn. There is a gate leading out to the private block paved driveway, which has space for a number of vehicles. The garage has an up and over door, with a window to the side elevation. The garage has power and lighting.

The property has full uPVC double glazing and gas central heating. The property has been recently cladded and rendered and is very well presented externally.

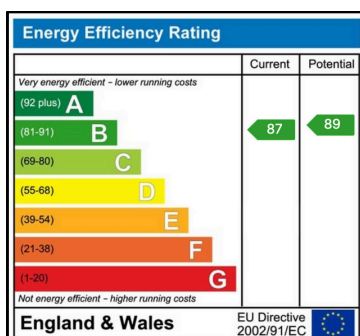
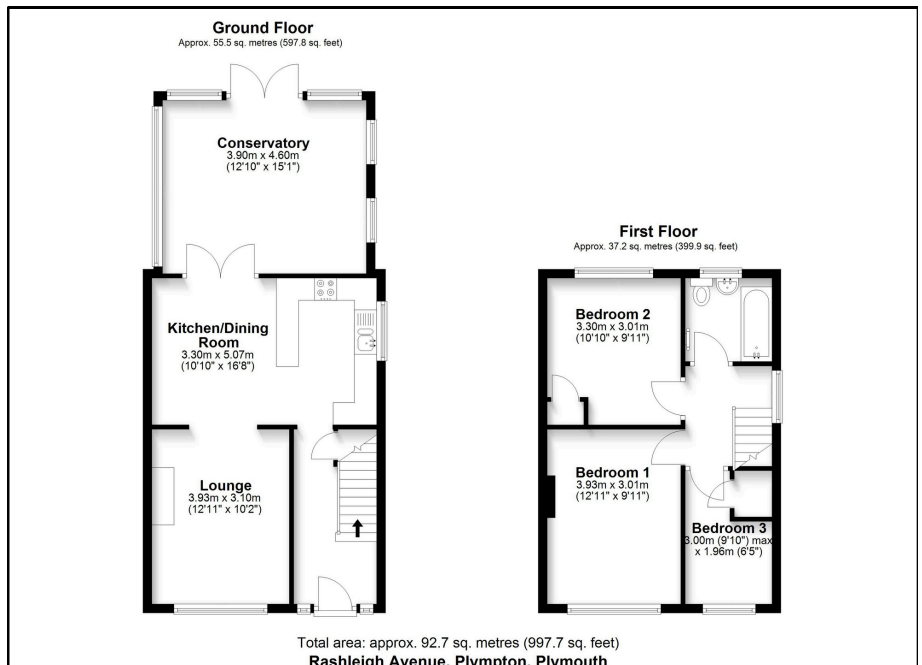
Tenure & Services

Tenure - Freehold

EPC - B

Council Tax Band - C

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



Local Authority		Council Tax	
City Of Plymouth		Band:	C
		Annual Price:	£2,067
Conservation Area ?		Flood Risk	
No		Very low	
Floor Area		Plot Size	
807 ft ² / 75 m ²		0.06 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	72 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		



Website Link