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# LUKE BOON

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



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



613 SQ.FT



FREEHOLD

## KITTER DRIVE STADDISCOMBE, PL9 9UH

OFFERS OVER £220,000

Superb starter home. Beautiful kitchen & shower room, two double bedrooms, open plan living space, south facing garden & an allocated parking space.



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Located in the heart of Staddiscombe in Plymouth, Kitter Drive is a quiet cul-de-sac, located close to a wide range of local amenities and the South West coastline.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Jennycliff, Wembury and Bovisands beaches are located a short drive 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.

You enter the property into a small entrance porch, which has two small cupboards and an opening which opens into the hallway. The hallway is superbly presented, with open stairs leading up to the first floor. The hallway has a glass panel door which opens into the kitchen and an opening which leads into the lounge/dining room.

The kitchen is a fully fitted Wren kitchen, with a range of wall and base mounted units complete with a work surface over. There is a range of integral appliances, including a NEFF induction hob, a Zanussi electric fan assisted oven and a washing machine. There is space for a stand alone fridge/freezer unit. The kitchen has a window to the front elevation, an attractive sink drainer unit with a matte black mixer tap over. Finished with laminate flooring and spotlights, the kitchen houses the newly installed combi-boiler.

Located at the rear of the property is the lounge/dining room which has attractive panelling, two wall mounted lights and French doors which open out onto the south facing rear garden. There is space for a range of large furniture.

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Upstairs, the first floor landing gives access to both bedrooms and the shower room. There is a loft hatch giving access to the loft which is partially boarded. The main bedroom is at the rear of the property and is a good double size. There is a window to the rear elevation. Bedroom two is located at the front of the property and is currently dressed as a home office and a dressing room. There are two windows to the front elevation, a built in storage cupboard and space for a range of furniture.

The shower room is superbly presented with a large walk in shower with matte black shower fixtures, a low level w/c, hand wash basin with a storage cupboard and a heated towel rail. The bathroom has tiled splash backs and flooring, an extraction fan and an obscured window to the side elevation.

The property has undergone a magnitude of refurbishment, including a brand new central heating system, it has been re-wired, plus the installation of a new kitchen and shower room.

Externally, the rear garden has been landscaped, is fully enclosed and is south facing. There is a large patio area, with steps up to the lawn. The rear garden has been landscaped, with new fencing installed around the perimeter. There is a pathway leading down to a gate, which gives access to the front of the property. The front garden is low maintenance with a path leading to the front door.

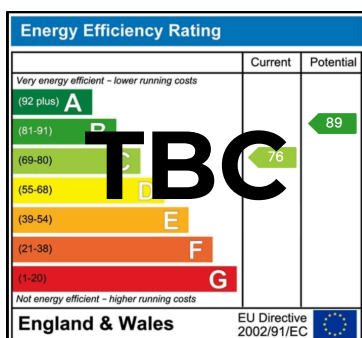
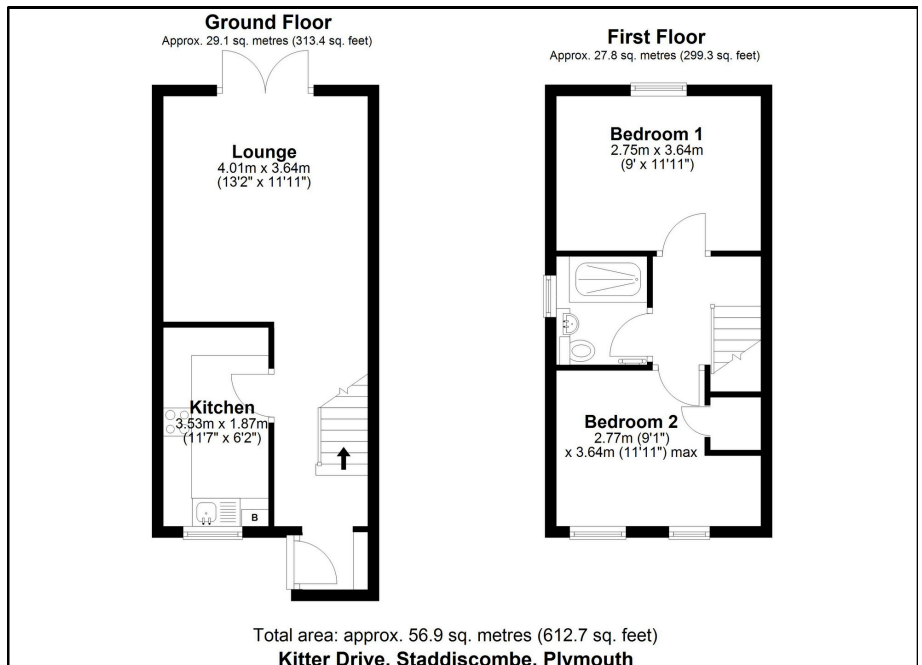
The property has an allocated parking space located close to the property within a resident's carpark.

Tenure - Freehold

EPC - TBC

Council Tax Band - B

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



<b>Local Authority</b>		<b>Council Tax</b>	
Plymouth		Band: B	
		Annual Price: £1,809	
<b>Conservation Area</b>		<b>Flood Risk</b>	
No		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
602 ft <sup>2</sup> / 56 m <sup>2</sup>		0.05 Acres (2 Plots)	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	5 Mbps
Vodafone	●	Superfast	112 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✓		



Website Link