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# LUKE BOON

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



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1453 SQ.FT



FREEHOLD

## BELLINGHAM CRESCENT PLYMPTON

PL7 2QP

£290,000

Fabulous family home, with a level rear garden, large garage, open plan living space, stunning bathroom & two loft rooms. Viewing is essential.



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Located on the edge of Chaddlewood, within walking distance to local parks, shops and a doctors surgery, Bellingham Crescent is a quiet residential road in the heart of Plympton.

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 hallway, which has doors leading into the lounge and the dining room. There are stairs up to the first floor, with a large under stairs storage cupboard.

The lounge is beautifully presented, with a large picture window to the front elevation and inset spotlights. At the rear of the property is the open plan kitchen/dining room which is wonderfully presented and has access through to the conservatory.

The kitchen has a Silestone work surface, with a range of wall and base mounted units and a range of NEFF appliances. There is a dishwasher and space for a standalone fridge/freezer unit. There is a large pantry cupboard which houses the combi-boiler, plus a door which leads out onto the rear garden.

The conservatory runs the full width of the property and has triple aspect windows and doors which over look and give access out onto the rear garden. The conservatory has a laminate flooring and is currently used as a large work station.



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Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is an inner landing, which has paddle stairs leading up to the two loft rooms.

The bathroom is beautifully presented and newly installed. There is a L shape bath, with a shower over head, a low level w/c and a hand wash basin. The fixtures are modern with a matte black finish, a heated towel rail, with tiled splash backs and an extraction fan. There are two obscured windows to the rear elevation and a vinyl floor covering to finish. The main bedroom has a large picture window to the front elevation and has a large under stairs cupboard. Bedroom two has a large window to the rear elevation and is a good double size. Bedroom three is a large single room, with a window to the front elevation and has an open cupboard to finish.

The converted loft space consists of two loft rooms, which both have access into eaves storage spaces and have sky lights to the front and rear elevations. One of these rooms is currently used as a home office and offers superb storage space.

Externally, the rear garden is level and North West facing, catching the afternoon and evening sunshine. The garden is mainly laid to lawn, with a large decked area. There is a path leading up to the side door and the external utility room.

The utility room has power, water and lighting and has space for a washing machine and tumble dryer.

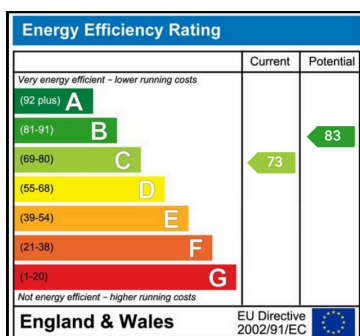
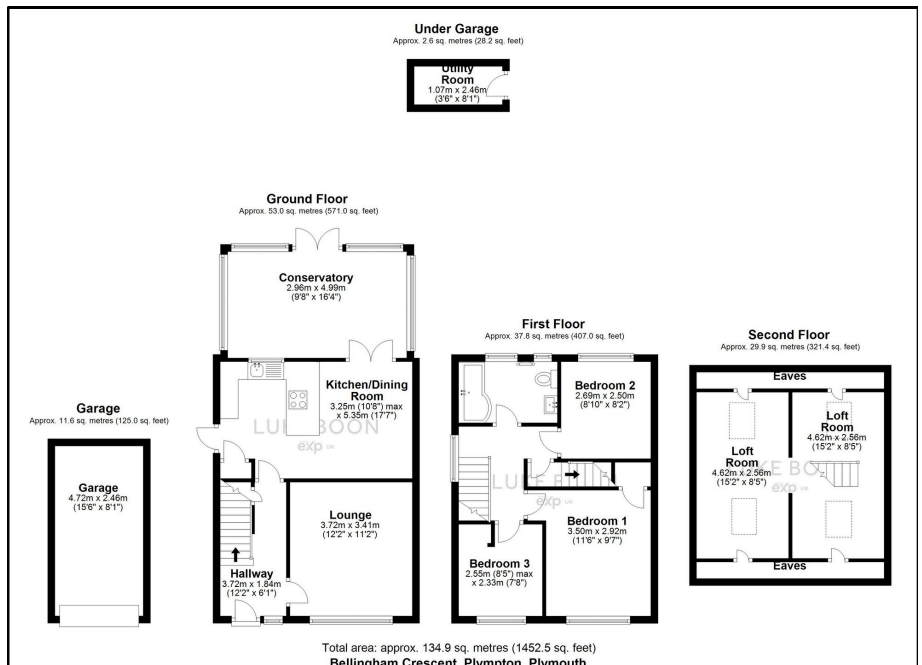
There is a driveway in front of the garage, which has an up and over door and has power and lighting to finish.

Tenure - Freehold

EPC - C

Council Tax Band - C

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



Local Authority	Council Tax
City Of Plymouth	Band: C
	Annual Price: £2,067
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
1,367 ft <sup>2</sup> / 127 m <sup>2</sup>	0.06 Acres
Mobile Coverage	Broadband
EE	Basic 8 Mbps
Vodafone	Ultrafast 1800 Mbps
Three	
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



Website Link