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# LUKE BOON

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



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



569 SQ.FT



FREEHOLD

## TOAD HALL, HEMERDON PL7 5BU

OFFERS OVER £240,000

A slice of country living with sumptuous gardens, a plethora of period features & countryside views. Newly installed kitchen & bathroom as well as two double bedrooms.



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Nestled in the heart of Hemerdon Village, Toad Hall, Western Row gives easy access to all of the main amenities within the village, including the Village Hall, carpark and Miners Arm Public House. Hemerdon gives easy access into Plympton and Sparkwell, plus onto Dartmoor.

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 area, which has space for shoes and coats and the original front door, which opens into the open plan lounge/dining room. The open plan living space is filled with period features, finished with a modern twist, with a feature electric fireplace, exposed beams, stairs leading up to both double bedrooms and a door leading through to the kitchen. There is a small under stairs storage cupboard and a window to the front elevation which overlooks the front garden and surrounding area.

The kitchen has been refurbished and has a wide range of wall and base mounted units, complete with a work surface over. There is a range of built in appliances, with every square inch of the property being used. The kitchen has access into the newly installed shower room, plus a window which overlooks the rear garden and a door which opens out onto the rear garden.

The shower room is superbly presented, with a large corner shower cubicle with electric shower, a low level w/c and a hand wash basin.

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There is an obscured window to the rear elevation and a range of built in storage cupboards.

Upstairs, the first floor landing leads through to both double bedrooms. The stairs are quite steep and have a rope hand rail. The main bedroom is at the front of the property and has a large window to the front elevation, offering superb views over the surrounding area. The room is a lovely size, with a feature fireplace, built in wardrobe and a loft hatch. Bedroom two is at the rear of the property and has a built in storage cupboard, a cupboard housing the hot water cylinder/emergent tank and a window to the rear elevation overlooking the rear garden.

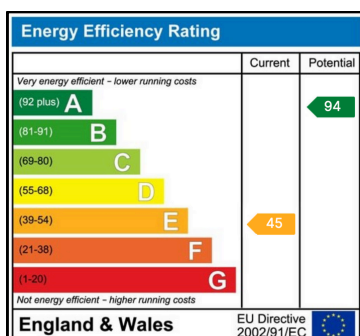
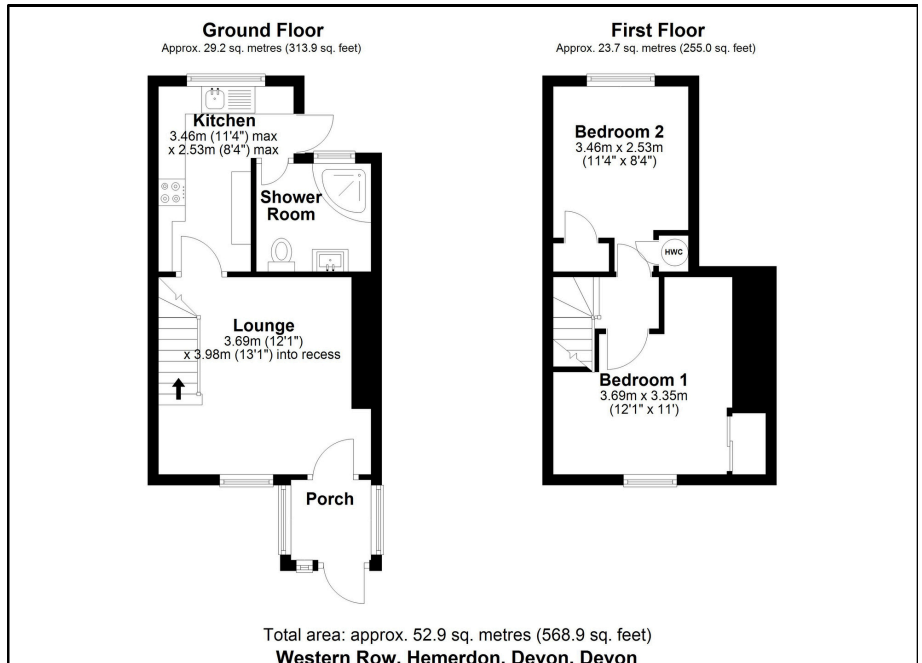
This charming home has undergone a magnitude of works, including new double glazing (2021) a new roof, new economy seven storage heaters, kitchen and bathroom. The whole property has been redecorated and is finished to a very high standard.

Externally, the property has a large, private rear garden, which has been landscaped and is wonderfully finished. There are two large decked areas, plus a large lawn. The garden is accessed via the kitchen and opens out onto a courtyard area, which has steps up to the garden.

From the top of the garden, there are superb elevated views over the local area, over Plympton and beyond. The rear garden catches the sun all day, until the late evening during the summer months.

## Material Information

Tenure - Freehold  
EPC - E  
Council Tax Band - B  
Services - Mains Water & Electricity. Basic broadband 20 MBPS  
Private Drainage into A Septic Tank  
Right Of Way Access Over Neighbouring Properties Gardens. No access over this property.



<b>Local Authority</b>	<b>Council Tax</b>
Devon	Band: B
	Annual Price: £1,938
<b>Conservation Area</b>	<b>Flood Risk</b>
No	Very low
<b>Floor Area</b>	<b>Plot Size</b>
527 ft <sup>2</sup> / 49 m <sup>2</sup>	0.03 Acres
<b>Mobile Coverage</b>	<b>Broadband</b>
EE	Basic
Vodafone	20 Mbps
Three	
O2	
<b>Satellite / Fibre TV Availability</b>	
BT	
Sky	
Virgin	



Website Link