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LUKE BOON

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exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



702 SQ.FT



FREEHOLD

NEAL CLOSE PLYMPTON, PL7 1YY

£220,000

Large starter home set in a quiet cul-de-sac complete with an open lounge/dining room, private south facing garden & an allocated parking space. No onward chain.



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Neal Close is a quiet cul-de-sac situated in the heart of Plympton. Located to the north of the Ridgeway Shopping Centre, Yealmpston Farm Primary School and an array of amenities, including a bus stop with routes into the city centre.

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 porch, which has space for shoes and coats and give access into the open plan lounge/dining room. The open plan living room is an excellent size, with a window to the front elevation, a feature fireplace, stairs up to the first floor and a door leading through to the kitchen. The open plan living space is very well presented and has a laminate floor to finish.

Located at the rear of the property is the fitted kitchen which has a range of wall and base mounted units with a work surface over and space for a range of appliances. There is a cupboard housing the combi-boiler and a large pantry cupboard. The kitchen has a window to the rear elevation and a door which opens out onto the rear garden.

Upstairs, the first floor landing gives access to both double bedrooms and the shower room. The main bedroom is at the front of the property and has a window to the front elevation.

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The room is a good double size with a range of fitted mirrored wardrobes. Bedroom two is a good double size with a window to the rear elevation and a large fitted cupboard over the stairs.

The shower room is superbly presented with a large walk in shower, low level w/c and hand wash basin. There is a heated towel rail, tiled splash backs and an extraction fan.

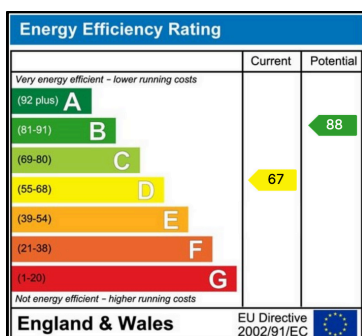
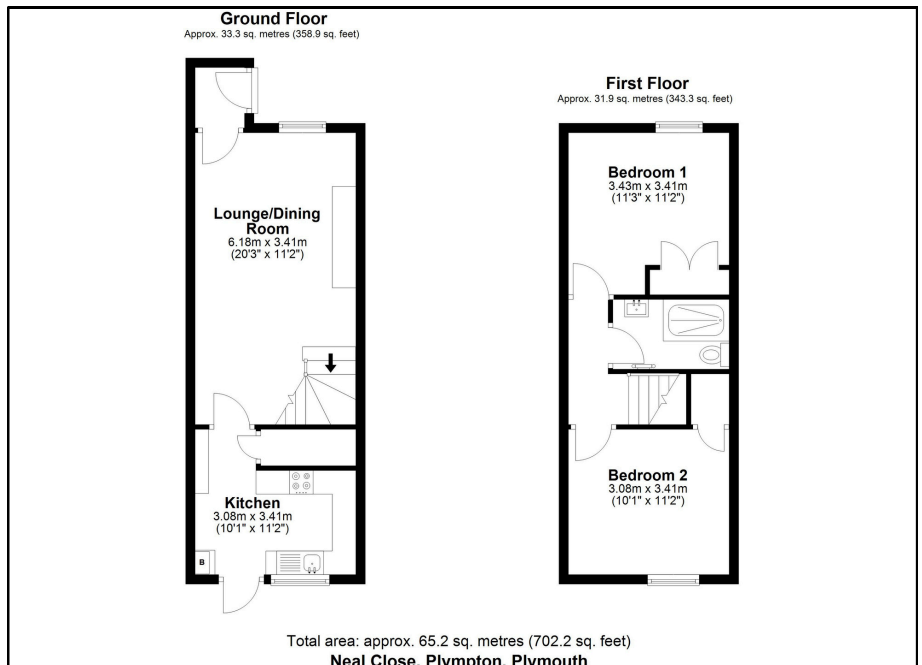
Outside

Externally, the rear garden is south facing and is accessed via the kitchen. The garden is a great size, with a large patio, lawn and decked area at the rear. There is a gate giving rear emergency access.

At the front of the property is an allocated parking space, which is numbered and is located at the top of the front garden. The front garden is low maintenance and is mainly laid to lawn, with a path leading to the front door.

Tenure & Services

Tenure - Freehold
Council Tax Band - B
EPC - D
Services - Mains Water, Electricity, Gas, Drainage. Access to Fibre Broadband



Local Authority		Council Tax
City Of Plymouth		Band: B
		Annual Price: £1,809
Conservation Area		Flood Risk
No		Very low
Floor Area		Plot Size
635 ft ² / 59 m ²		0.03 Acres
Mobile Coverage		Broadband
EE		Basic
Vodafone		4 Mbps
Three		
O2		
Satellite / Fibre TV Availability		
BT		
Sky		
Virgin		



Website Link