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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 SHOWER ROOM



1098 SQ.FT



FREEHOLD

LYNWOOD AVENUE
PLYMPTON, PL7 4SF

OFFERS OVER £260,000

1930's Stanbury home requiring modernisation. South facing garden, garage, downstairs cloakroom & room to improve throughout. No onward chain.



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Lynwood Avenue is located in the popular suburb of Woodford, Plympton. Giving easy access to local schooling, Woodford Primary and Hele Secondary, plus two pre schools 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 through an open porch into the entrance hall. The hallway has doors leading through to the lounge, dining room, kitchen and downstairs cloakroom, plus stairs leading up to the first floor. There is an under stairs storage cupboard housing the meters and a window to the side elevation. The cloakroom has a low level w/c, a hand wash basin and an obscured window to the side elevation.

Located at the front of the property is the lounge, which is a wonderful size and has a large bay window to the front elevation and a feature fireplace with an open fire. The dining room is located at the rear of the property and has a large picture window to the rear elevation, plus a feature fireplace. There is a hatch into the kitchen.

The kitchen is compact and has a range of wall and base mounted units with a work surface over. There is space for a range of appliances and dual

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aspect windows to the side and rear elevation. There is a door leading through to a rear porch, which has space for a tumble dryer and a door leading out onto the rear garden. There is huge potential to remove the wall between the kitchen and dining room to create a large open plan living space (subject to building regulations).

Upstairs, the first floor landing leads through to all three bedrooms and the shower room. There is a loft hatch and a window to the side elevation. The main bedroom is located at the front of the property and has a large bay window to the front elevation and a built in open cupboard. Bedroom two is a large double bedroom, with a range of fitted wardrobes, a cupboard and a large window to the rear elevation. Bedroom three is a single room with a window to the front elevation and a built in single bed with storage space under.

The shower room has recently been installed, with a large walk in shower cubicle, low level w/c and a hand wash basin. There are tiled walls, two obscured windows to the side elevation and laminate flooring. The property has double glazing, gas central heating and requires a degree of modernisation. The property has no onward chain.

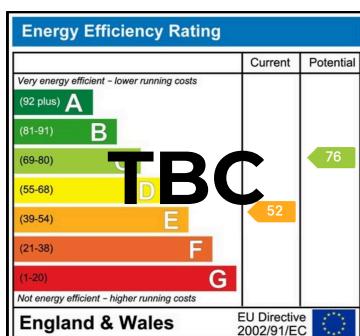
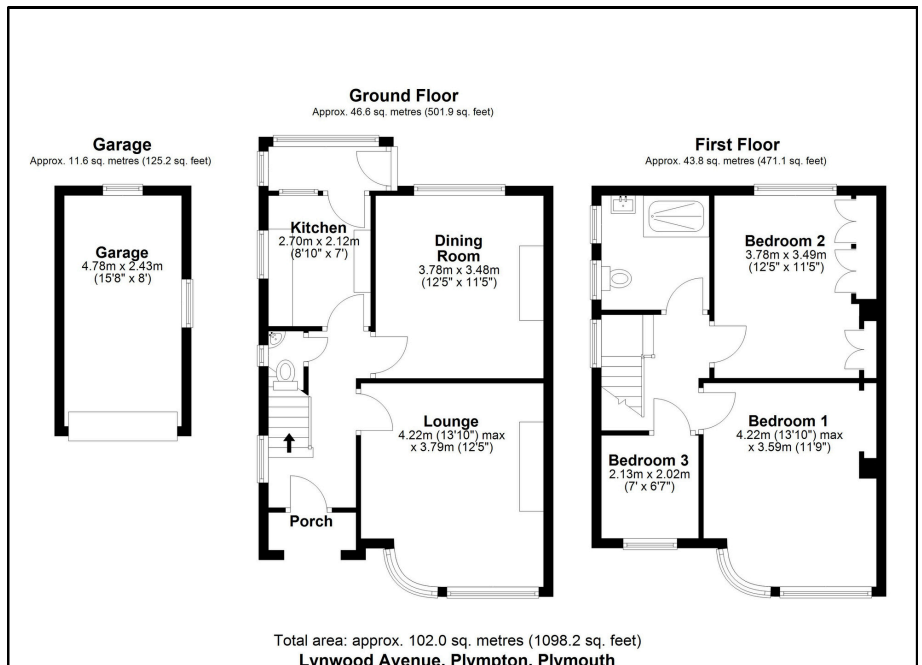
Externally the property has a large south facing garden, which has two large patio areas and a lawn. There is an array of shrubs, trees and bushes. There is a shared driveway and a garage, with dual aspect windows, power and lighting, plus an inspection pit.

The property also has a cellar storage space, and two under stairs storage cupboards, one of which houses the combi-boiler. The front garden is low maintenance and can be adapted to create an off road parking space (subject to planning permission).

Tenure - Freehold

Council Tax Band - C

Services - Mains Gas, Water, Electricity & Drainage. Connected to Fibre 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	
0 ft ² / 0 m ²		0.06 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	47 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		



Website Link