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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



881 SQ.FT



FREEHOLD

HELE GARDENS PLYMPTON PL7 1JY £250,000

Superb family home finished to an exquisite standard. Open plan living space, large private rear garden & a beautiful kitchen & shower room. No onward chain



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Hele Gardens is a quiet cul-de-sac in the heart of Plympton St Maurice. Located close to local shops and traders, bus routes to Chaddleswood and the City Centre and Plympton St Maurice Primary School. The Ridgeway Shopping district is located a short commute away via foot, bus or by car.

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 via a composite front door into the lounge. The lounge has a large window to the front elevation and an opening leading through to the open plan kitchen/dining room. There is a bespoke, hand-built oak staircase leading up to the first floor and an under stairs storage cupboard. The lounge is a great size and flows through to the kitchen/dining room.

Located at the rear of the property is the open plan kitchen/dining room, which has space for a dining table and chairs and a patio door which opens out onto the rear garden. The room is divided in half by a large breakfast bar which has space for a number of bar stools. The kitchen has a wide range of wall and base mounted units complete with a work surface over and a window to the rear elevation. There is space for a wide range of appliances and an integral electric fan assisted oven with a four ring ceramic hob over with an extraction fan above.

The downstairs space is superbly presented throughout and has a real open plan feel, perfect for families and for entertaining.

Upstairs, the first floor landing leads through to all three bedrooms and the shower room. The main bedroom is an excellent size, with a window to the front elevation and a fitted cupboard which houses the combi-boiler. Bedroom two is a good double size with a window to the rear elevation. Bedroom three is a large single room, with a window to the front elevation. The shower room is fully tiled with a large walk in shower, hand wash basin and a low level w/c. There is an extraction fan, heated towel rail and an obscured window to the rear elevation.

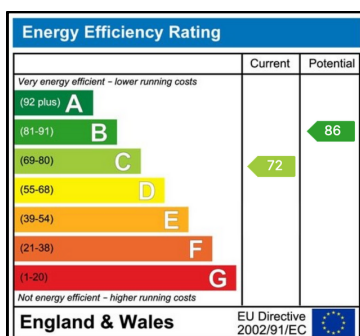
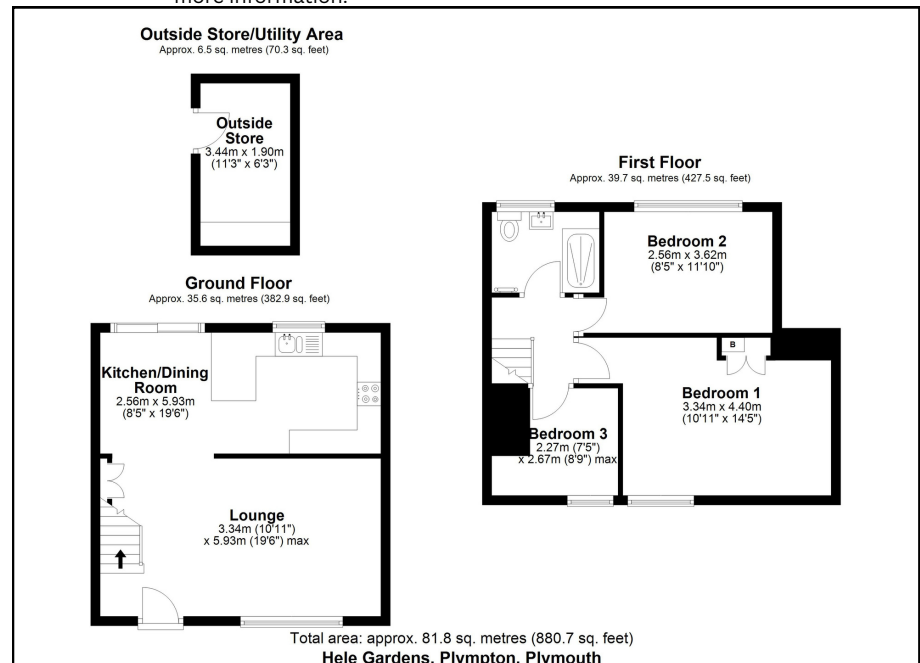
The whole property has been renovated, including a new central heating system, new roof and has been rewired. The property is of non traditional construction, but has been bricked up, as well as the next door neighbours, making the property mortgageable. Please enquire for more details.

Externally, the rear garden is tiered and is accessed via the open plan kitchen/dining room. There is a large courtyard space, with steps leading up to a large level lawn area and an external store room.

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

There is a gated pathway leading down to the front of the property which is shared with the next door neighbour. The front garden is mainly laid to lawn and could be changed to off road parking (subject to planning permission being granted).

Tenure - Freehold. EPC - C Council Tax Band - A
Services - Mains Water, Electricity, Gas, Drainage - Connected to Fibre Broadband
Construction - Non Standard Construction- Mortgageable. Please enquire for more information.



Local Authority City Of Plymouth	Council Tax Band: A Annual Price: £1,550
Conservation Area No	Flood Risk Very low
Floor Area 807 ft ² / 75 m ²	Plot Size 0.04 Acres
Mobile Coverage	Broadband
EE	Basic 15 Mbps
Vodafone	Superfast 80 Mbps
Three	Ultrafast 1000 Mbps
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



Website Link