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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



803 SQ.FT



FREEHOLD

HIGHGLEN DRIVE
PLYMPTON
PL7 5LJ

OFFERS OVER £260,000

Well presented mid-terraced family home located in a quiet cul-de-sac with a newly installed kitchen/dining room. Large lounge, downstairs cloakroom, three bedrooms & off-road parking.



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Highglan Drive is located in the popular Newnham Downs development on the very edge of Plympton. Located at the end of Highglan Drive, in a quiet cul-de-sac, the property gives easy access to local parkland and pedestrian access through Stoggy Lane and up to Chaddlewood. There is a local bus route giving access into the city centre. Hemerdon and Sparkwell Villages are a short commute away as well as Dartmoor National Park.

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 small entrance hall which has a door leading into the downstairs cloakroom and an opening into the lounge. The cloakroom has a low level wc, hand wash basin and a built in cupboard with space for shoes and coats.

The lounge is a good size with a window to the front elevation, a glass inset door leading into the kitchen/dining room and stairs leading up to the first floor. The room has recently been redecorated with a new carpet.

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At the rear of the property is the open plan kitchen/dining room which is newly installed and has a range of based and wall-mounted units complete with a work surface over. There is space for an array of appliances with the benefit of a Zanussi electric oven with a four ring induction hob over. The dining area has a large storage cupboard under the stairs and a door leading out to the rear garden.

Upstairs the first floor landing gives access to all three bedrooms and the bathroom. The main bedroom is located at the front of the property and has a window to the front elevation and a built-in wardrobe. Bedroom two is a good size double room with a window to the rear elevation. Bedroom three is a large single with a window to the rear elevation and is currently used as a home office.

The bathroom is fully tiled and has a 'P' shaped bath with a shower overhead, a low level wc and a hand wash basin. There is an obscured window to the front elevation and a large built-in airing cupboard.

Outside

The property has driveway parking for one car and a low maintenance front garden.

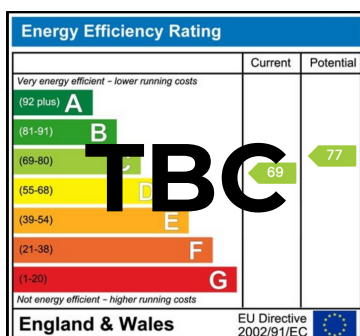
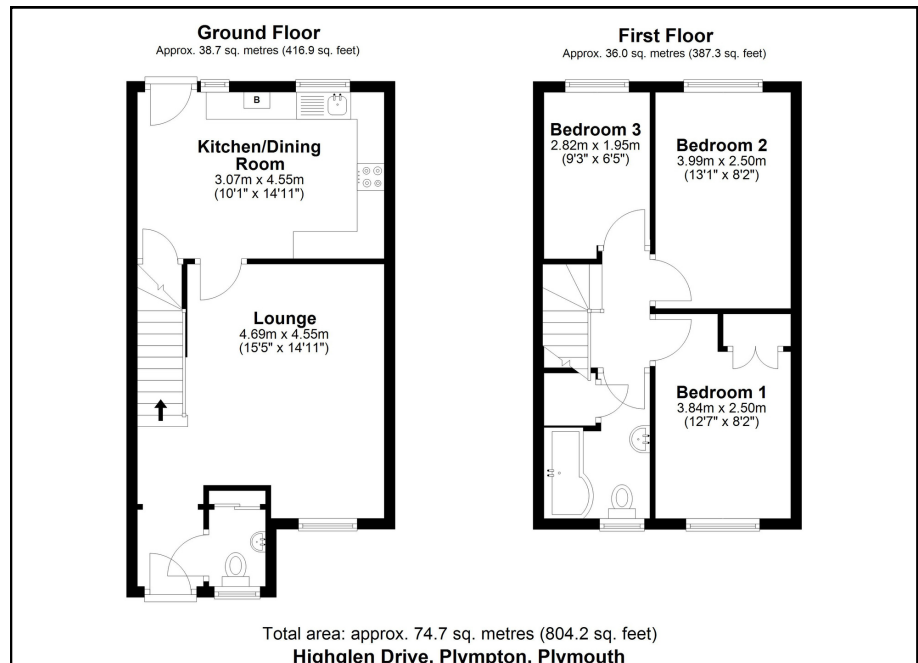
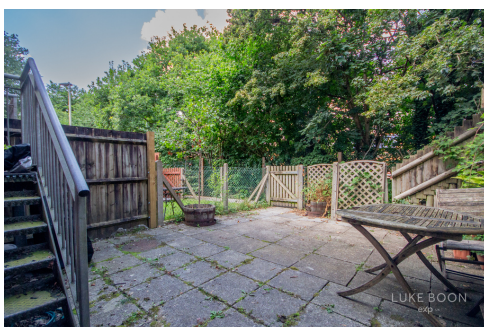
The rear garden is accessed via the open plan kitchen/dining room and is low maintenance with space for a bistro table and chairs. There is a gate leading out to a rear service lane

Tenure - Freehold

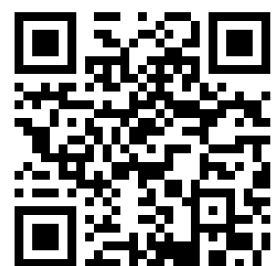
Council Tax Band - C

EPC - TBC

Services - Mains Gas, Electricity, Drainage & Water. 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		0.03 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	8 Mbps
Vodafone	●	Superfast	44 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



Website Link