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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



983 SQ.FT



FREEHOLD

EARLS MILL ROAD PLYMOUTH PL7 2BX OFFERS OVER £240,000

Delightful mid-terraced starter home, with open plan living space, three bedrooms, south-facing garden & a double garage. Located close to the Ringway.



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Located in the heart of Plympton, Earls Mill Road is located on the edge of The Ridgeway Shopping Centre and a plethora of local amenities. Located close to Plympton Academy Secondary School, plus a number of green spaces, including Harewood House playing fields, Pathfields and Castle Green.

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 large porch which has space for shoes and coats and a door into the lounge. There are dual aspect windows to the front and side elevations.

The lounge is a good size and has a large window to the front elevation and an opening into the kitchen/dining space. There is a feature fireplace and stairs leading up to the first floor.

At the rear of the property is an open plan kitchen/dining room which has space for a large dining table and chairs. There is a door leading out to the rear garden. There is a large under-stairs storage cupboard and a fitted kitchen with space for an array of appliances.

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Upstairs the first floor landing gives access to all three bedrooms and the bathroom. There is a loft hatch within the landing space, the loft is fully boarded with a drop down ladder and lighting.

Bedroom one is a good double size and has a large window to the front elevation and space for an array of large furniture. Bedroom two is a smaller double and has a window to the rear elevation. Bedroom three is a single room with a built-in storage cupboard and a window to the front elevation.

The bathroom 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 rear elevation, tiled splash-backs and a heated towel rail.

Outside

Externally, the rear garden is low maintenance and has been decked. There is an artificial lawn and steps up to the double garage. The double garage has power and lighting, with an up and over door. There is one parking space parallel to the garage door.

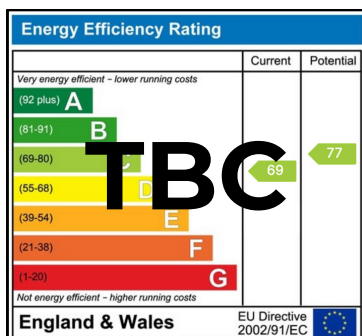
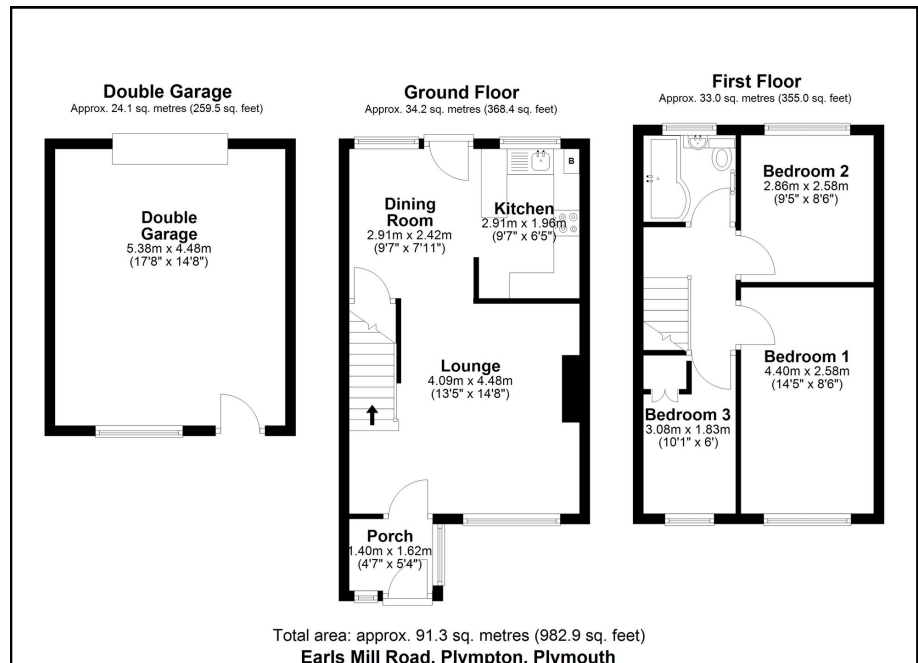
Tenure & Services

Tenure - Freehold

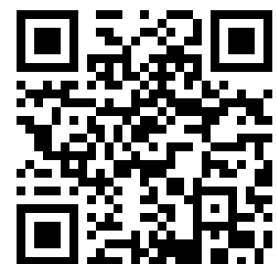
EPC - TBC

Council Tax Band - B

Services - Mains Water, Gas, Electricity & Drainage. Connected 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
0 ft ² / 0 m ²		0.04 Acres
Mobile Coverage		Broadband
EE		Basic 20 Mbps
Vodafone		Ultrafast 1800 Mbps
Three		
O2		
Satellite / Fibre TV Availability		
BT		
Sky		
Virgin		



Website Link