

lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1011 SQ.FT



FREEHOLD

YARDLEY GARDENS THORNBURY PL6 8UA £220,000

Charming three bedroom family home offering huge potential to improve. Large landscaped rear garden, spacious living accommodation & no onward chain.



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Yardley Gardens is a quiet cul-de-sac located on the edge of Thornbury, Estover and Mainstone. Located close to Derriford Hospital, plus local schooling including Tor Bridge High and Thornbury Primary School, a range of local and national traders and bus routes leading to Derriford Hospital and Plymouth City Centre.

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 porch, which leads into the main entrance hallway and into the utility room. The utility room has plumbing for a washing machine, a window to the front elevation, a range of base mounted units and a stainless steel sink drain unit.

The entrance hall leads through to the lounge, kitchen, dining room and downstairs bathroom. There is a large under stairs storage cupboard for additional storage.

The lounge is a great size and runs the full length of the property. There is a large window to the front elevation and patio doors which open out onto the rear garden. There is a feature fireplace and ample space for an array of large furniture.

The kitchen is well equipped and has an archway leading through to the dining room. The kitchen has a range of wall and base mounted units, complete with a work surface over. There is a range of integral appliances and a window to the front elevation.

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The dining room has a floor to ceiling window to the rear elevation and a door which opens out onto the rear garden. The dining room is currently used as a home office space.

The wet room has a shower area, a low level w/c and a hand wash basin. There is an obscured window to the front elevation.

Upstairs, the first floor landing leads to all three double bedrooms and the upstairs cloakroom. There is a skylight to the rear elevation.

All three bedrooms are a good double size, with the main bedroom having a large built in store room. There is huge potential to create additional bedrooms upstairs if required (subject to planning permission). The cloakroom has a low level w/c, a hand wash basin and an obscured window to the front elevation.

Externally the rear garden is a great size and has been landscaped. There is a large patio area, plus a large lawn, flanked by mature shrubs and trees. There is a metal fencing enclosing the full garden and a gate giving access to the side of the property.

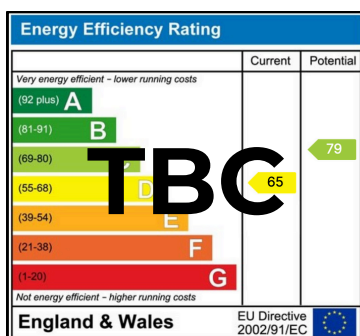
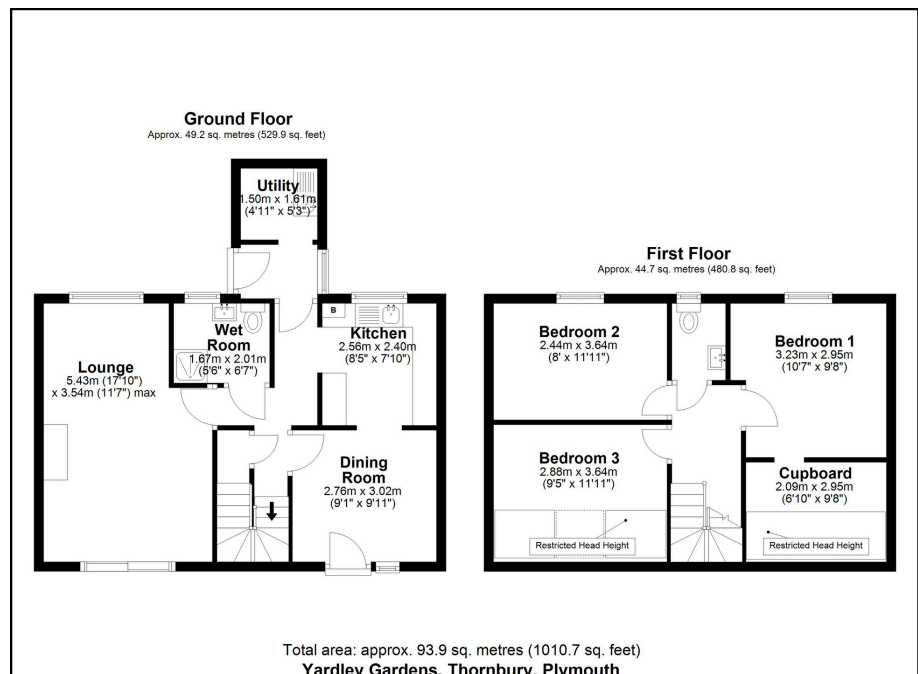
The property has a single garage located in a nearby block. The garage has an up and over door. The garages have a locked gate for added security which is maintained by the residents.

Tenure - Freehold

Council Tax Band - B

Services - Mains Water, Electricity, Gas & Drainage

EPC - TBC



Website Link

Any questions? Want to make an offer?
Please get in touch

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