

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



1196 SQ.FT



FREEHOLD

LYNWOOD AVENUE
PLYMPTON
PL7 4SF
£300,000

Beautiful family home with an open plan kitchen/dining room, large lounge, three bedrooms, a large tandem garage & an extensive south-facing rear garden.



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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, which leads into the entrance hall. The entrance hall has doors leading through to the lounge and open plan kitchen/dining room, plus an under stairs utility cupboard, which has space for a tumble dryer and washing machine. There is a window to the side elevation and stairs leading up to the first floor.

Located at the front of the property is the lounge, which is superbly presented with a large bay window to the front elevation. There is a feature fireplace and a laminate flooring which covers the whole of the ground floor accommodation. At the rear of the property is the open plan kitchen/dining room, which has French doors opening out onto the rear garden, plus a fitted kitchen. There is space for a large table and chairs, plus two storage cupboards within the dining area.



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The kitchen has a range of wall and base mounted units, complete with a work surface over. There are dual aspect windows to the side and rear elevation, plus a high level oven, four ring gas hob and an integral dishwasher. Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a loft hatch and a window to the side elevation. Bedroom one is located at the front of the property and has a large bay window to the front elevation and a fitted wardrobe. Bedroom two is located at the rear of the property and has far reaching views towards Saltram Park and the surrounding area. Bedroom two is an excellent double size and has a built in storage cupboard. Bedroom three is a single room, which is currently dressed as a home office and has a window to the front elevation. The bathroom is well presented, with a P shape bath with a shower overhead, a low level w/c and a hand wash basin. There is a built in airing cupboard housing the boiler and two obscured windows to the side elevation.

Externally, the rear garden is south facing and laid out over a couple of tiers. Accessed via the open plan kitchen/dining room, there are steps leading down to a large patio area, which has a gate out to the driveway. There are two storage cupboards and a large decked area. The decked area has French doors which open into the garage.

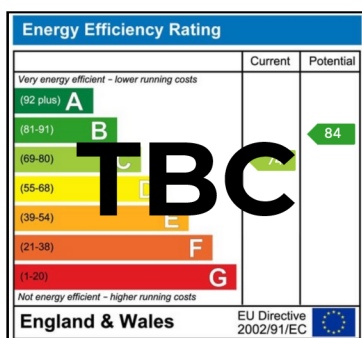
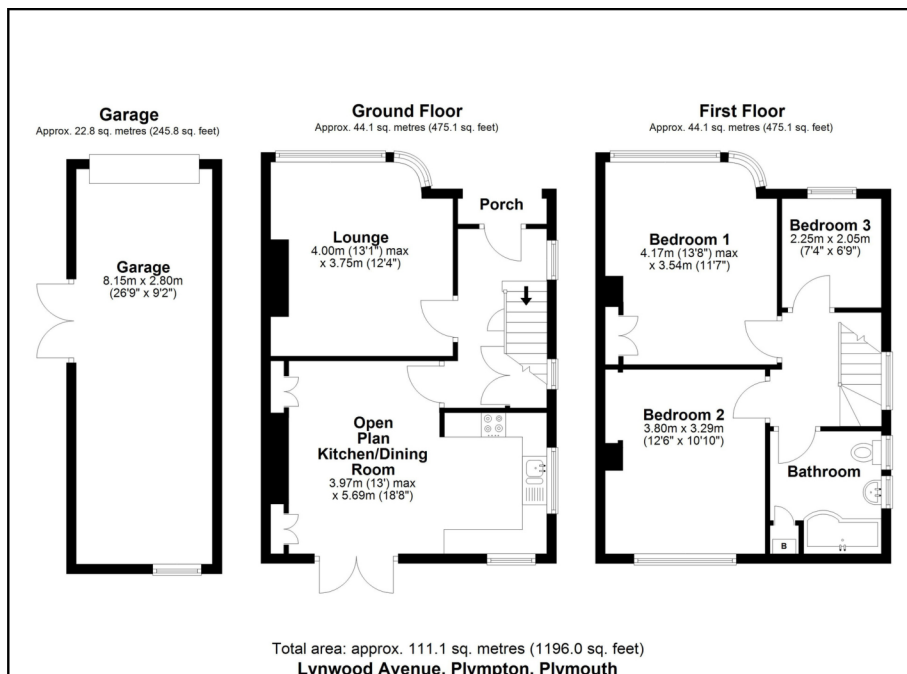
The decked area leads down to another hard paved area, which has a pergola and steps down to a lawn. The lawn is flanked by a range of mature plants and shrubs, and has space for a green house and an area with raised beds. The garage is an excellent size, with an up and over door, French doors and a window to the rear elevation. The garage has power, lighting and a large inspection pit.

Tenure - Freehold

EPC - TBC

Council Tax Band - C

Services - Mains Water, Drainage, Electricity & Gas. Connected to Fibre Broadband



Website Link

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

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