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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



932 SQ.FT



FREEHOLD

HIGHGLEN DRIVE
PLYMPTON
PL7 5LA
£300,000

Beautifully presented family home
located close to parkland & local
schooling. Complete with an open plan
kitchen/breakfast room, large garden,
garage & a driveway



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Highglen Drive is located in the popular Newnham Downs development on the very edge of Plympton. Located at the beginning of Highglen Drive, 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 the hallway which has doors leading into the lounge and the cloakroom. There are stairs leading up to the first floor. The cloakroom has a low level w/c, hand wash basin and an obscured window to the front elevation.

Located at the front of the property is the lounge which has a window to the front elevation and doors leading through to the open plan kitchen/dining room. The lounge is superbly presented and has two wall mounted lights.

The open plan kitchen/dining room is a great size and runs the full width of the property.

There is a fitted kitchen with space for a range of appliances and a breakfast bar which divides the room superbly. The dining area has French doors opening out onto the rear garden and a large under stairs storage cupboard. Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a handy storage cupboard and a loft hatch. The loft is boarded and is fully insulated.

The main bedroom is a great size and has a window to the front elevation, a fitted cupboard and access into an en-suite shower room. The en-suite has a large shower cubicle, a low level w/c, hand wash basin and a heated towel rail. There is an obscured window to the front elevation, extraction fan and tiled splash backs.

Bedroom two is a good size double with a window to the rear elevation. Bedroom three is a single room which is dressed as a home office and has a window to the rear elevation. The bathroom has been modernised and has a panelled bath with a shower overhead, a low level w/c, hand wash basin and a low level w/c. There is an obscured window to the side elevation, a heated towel rail, tiled splash backs and an extraction fan.

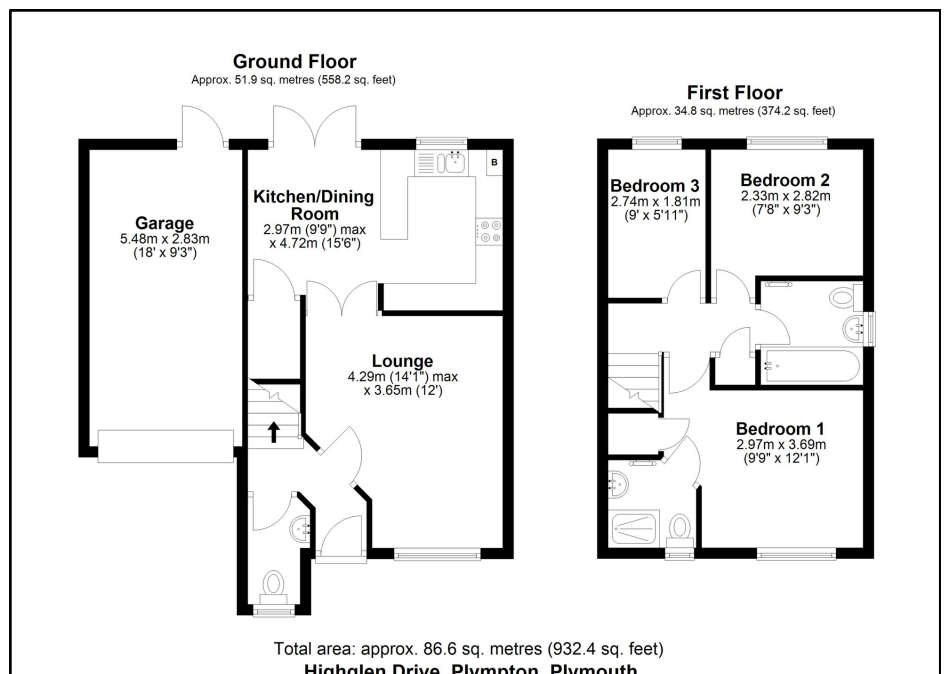
Externally, the rear garden is private and south-easterly facing. There is a large lawned area and a patio area which captures the afternoon and evening sunshine. There is a garage which has power and lighting with storage space within the eaves and an up and over door. There is a driveway with parking with for one large vehicle located in front of the garage.

Tenure - Freehold

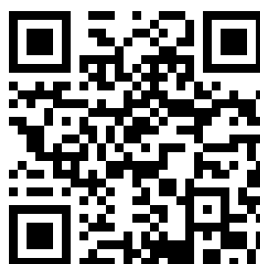
Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband

EPC - TBC

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
TBC		81
England & Wales	EU Directive 2002/91/EC	



Website Link

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

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