

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

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1032 SQ.FT



FREEHOLD

MERAFIELD ROAD PLYMPTON PL7 1SH

OFFERS IN THE REGION OF
£300,000

Wonderful 1920's extended family home. Large open plan kitchen/dining room with snug area & separate lounge with wood burner. Extensive rear garden & off road parking.



LUKE BOON

Personal Estate
Agent



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

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

Nestled upon Merafield Road, this beautiful 1920's semi-detached home is located on a bus route and gives easy access to Saltram House, local schooling, supermarkets & the Ridgeway shopping centre.

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 entrance hall which has doors leading into the lounge, open plan kitchen/dining room and the downstairs cloakroom. There is a window to the front elevation and a large under-stairs storage cupboard. The cloakroom has a low-level w/c, hand wash basin, heated towel rail and an obscured window to the side elevation.

Positioned at the front of the property is the large lounge which has a bay window to the front elevation and a feature fireplace with inset wood burner. The room has been tastefully redecorated and has space for a range of large furniture.

At the rear of the property is the open plan kitchen/dining room. This room has been extended at the rear and offers superb living space. There is a door leading into the utility cupboard which houses the combi boiler and has space for a washing machine and tumble dryer. The kitchen is newly installed with a range of integral appliances plus a range of wall and base mounted units complete with a Quartz work surface over. There is a large breakfast bar which divides the kitchen/dining area superbly well. There is a step down to the dining area.

The dining area has dual aspect windows and doors to the side and rear elevation offering superb elevated views over Plympton and across to Dartmoor. There is space for a large range of furniture, two sky lights which flood the room with natural light and French doors opening out onto the rear garden.

LUKE BOON

POWERED BY **exp** ^{UK}
Personal Estate Agent

Upstairs, the first floor landing leads through to all three bedrooms and the shower room. This area does need some decorative attention with the removal of polystyrene tiles. There is a loft hatch.

Bedroom one is located at the front of the property and has a large window to the front elevation and space for large furniture. Bedroom two is located at the rear of the property and has a window to the rear elevation giving superb views over the surrounding area. Bedroom two is a small double bedroom. Bedroom three is a single bedroom and has a window to the rear elevation offering superb views over the surrounding area.

The shower room has a large walk in shower, low level wc, hand wash basin and a heated towel rail. There is a large obscured window to the side elevation with tiled walls and an extraction fan. The shower room does require some modernisation.

Outside

Externally there is a gated driveway with parking for one large vehicle. There is a low maintenance front garden.

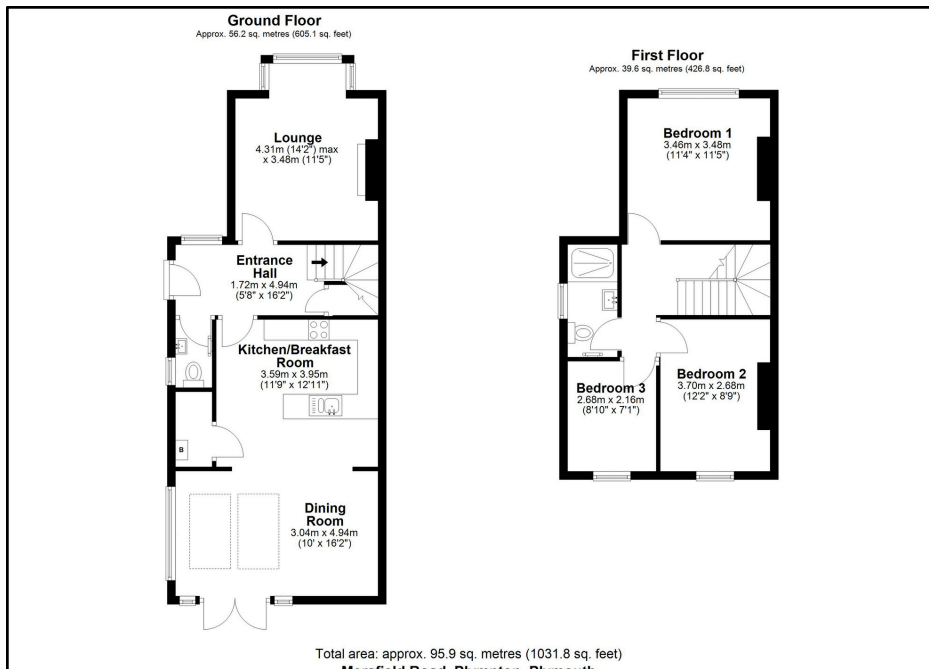
The rear garden is spread across three tiers and is of a large size. There is a hard paved tier accessed via the open plan kitchen/dining room, with steps leading down to the two additional tiers. There is a gate leading around to the front of the property.

Tenure & Services

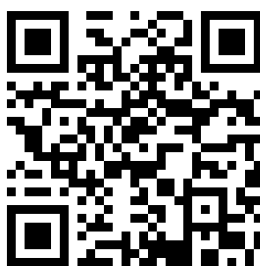
Tenure - Freehold
EPC - D
Council Tax Band - C
Services - Mains Water, Drainage, Gas & Electricity. Connected to Fibre Broadband

Agents Note

As per the Estate Agency Act, Section 20, the vendor is a relative of the selling estate agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Website Link

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

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

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent