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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1092 SQ.FT



FREEHOLD

ST AUBYN AVENUE  
KEYHAM PL2 1LL

**£220,000**

Wonderful two double bedroom  
Victorian home, complete with open  
plan living space, large basement area &  
a level rear garden.



**LUKE BOON**

Personal Estate  
Agent





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St Aubyn Avenue is a quiet residential street located in the heart of Keyham. Located on the doorstep of both Moor View and Alexandra Park, the property is located close to Plymouth Dockyard and a plethora of local amenities.

Keyham has a number of primary schools located close by, including College Road Primary School and Ford Primary School. There is a bus route leading into the city centre and a range of local and national traders, pubs and eateries located close by.

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 an entrance porch via a composite door. There is a matted floor covering and a door leading into the entrance hall.

The entrance hall leads through to the open plan lounge/dining room and the kitchen. There are stairs leading up to the first floor and an under stairs storage cupboard with steps leading into the basement.

The open plan living space runs the full length of the property and has a large bay window to the front elevation. There is a window seat and a window to the rear elevation, with both sets of windows having Venetian blinds.

Located at the rear of the property is the kitchen, which has a range of wall and base mounted units complete with a work surface over. There is an array of fitted appliances, which includes a dishwasher, double oven and a microwave.

There is a large window to the rear elevation and a door giving access to the rear garden.

Upstairs, the first floor landing gives access to both double bedrooms and the bathroom. The main bedroom is located at the front of the property and has two windows to the front elevation. The room runs the full width of the property and is very well presented.

Bedroom two is a smaller double and is currently used as a work from home space. There is a window to the rear elevation.

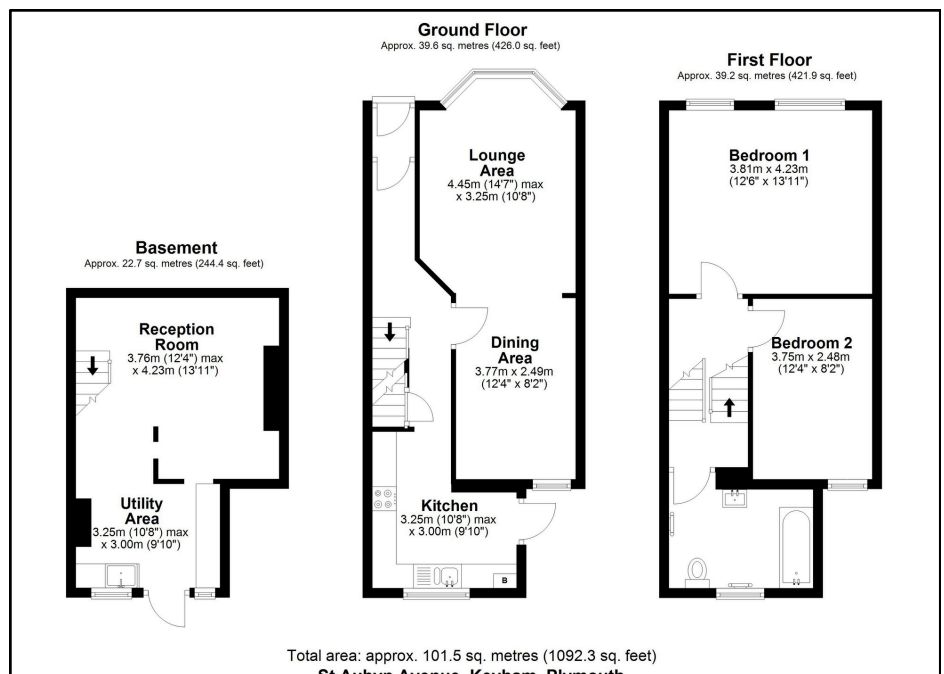
Located at the rear of the property is the bathroom, which is beautifully finished, with a P shape bath, a low level w/c and a hand wash basin. There are two heated towel rails, tiled splash backs and an obscured window to the rear elevation.

The basement has another reception room and a utility area. This area is currently used as a work area and holds a business license. There are two windows and a door leading out onto the rear garden.

Externally, the rear garden is accessed via the kitchen and is mainly laid to lawn. There is a large shed at the rear of the garden and a gate leading out onto the rear service lane. There is a doorway leading into the basement.

## Tenure & Services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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