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# LUKE BOON

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



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1493 SQ.FT



FREEHOLD

## ST MARGARETS ROAD PLYMPTON PL7 4SB OFFERS IN THE REGION OF £300,000

Extended, semi-detached Stanbury home with private off-road parking, large open plan kitchen/dining room, separate lounge, downstairs cloakroom, tandem garage & landscaped rear garden.



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St Margarets Road is located in the heart of Woodford in Plympton. Located close to Woodford Primary School and Hele Secondary School, there are an array of further amenities located close by, including local shops, a golf course and a bus route giving access into the city 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 porch which has space for shoes and coats, windows to the front elevation and a doorway leading into the main entrance hall.

The entrance hallway has doors leading through to the lounge, open plan kitchen/dining room and the downstairs cloakroom. There is a window to the side elevation, an under-stairs cupboard and stairs leading to the first floor.

The lounge is a great size with a large bay window to the front elevation and a wood burner with slate hearth.

At the rear of the property is the open plan kitchen/dining room which has been extended and is a wonderful size. There is a large dining area with an island which divides the room beautifully and a fitted kitchen at the rear. There is a range of integral appliances, including a dishwasher, double oven and ceramic hob, plus space for further appliances.

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There are dual aspect windows to the rear and side elevations and a door leading out to the rear garden.

Upstairs the first floor landing gives access to all three bedrooms and the bathroom.

The main bedroom is at the front of the property and is currently used as a home office. Bedroom two is at the rear of the property and is an excellent size with a large window to the rear elevation. Bedroom three is a small double with a window to the front elevation.

The bathroom has an 'L' shaped bath with an electric shower overhead, a low level w/c, hand wash basin and heated towel rail. There is an obscured window to the side elevation, tiled splash-backs, extraction fan and a laminate floor. The loft room is accessed via a pull down ladder and has a sky light to the front elevation. This area provides an excellent storage space and is fully boarded and plastered.

The rear garden has been landscaped and is mainly laid to lawn and has a large patio area. There is a sliding door giving access into the garage and a gate leading out to the shared driveway. The garage is an excellent size and has dual aspect windows to the rear and side elevation.

The vendor will be replacing the current door to an up and over door and repairing the sliding door on the side. There is a newly installed GRP roof on the garage.

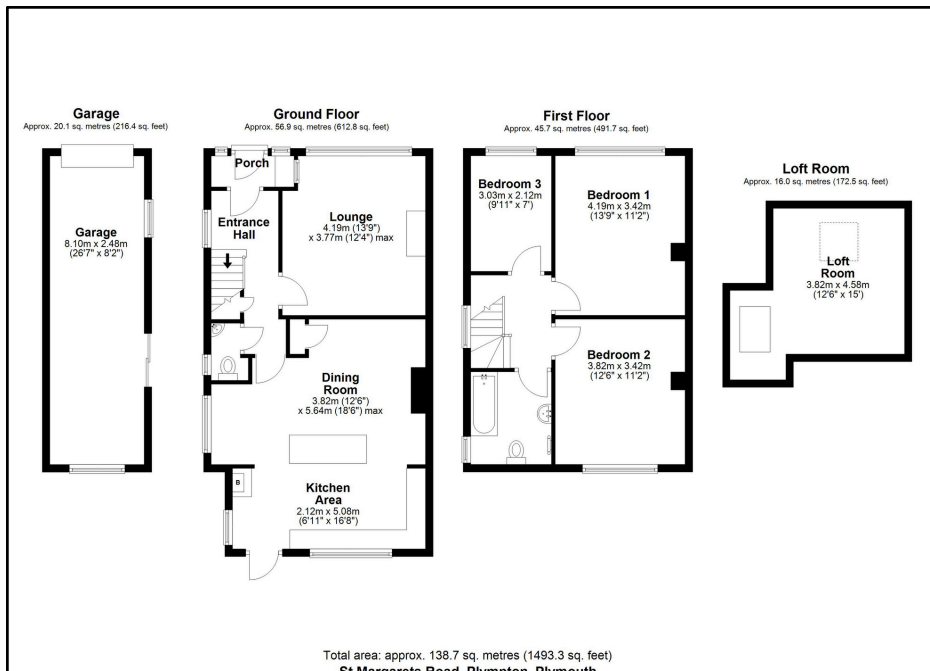
There is private parking at the front of the property.

Tenure - Freehold

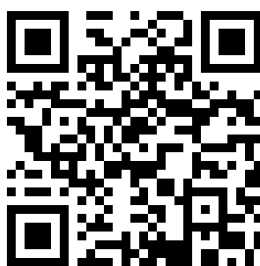
EPC - D

Council Tax Band - C

Services - Mains Water, Electricity, Drainage & 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>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 46      |           |
| (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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