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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1361 SQ.FT



FREEHOLD

TITHE ROAD
PLYMPTON PL7 4QQ

£375,000

Fabulous, three double bedroom home.
Large open plan kitchen/diner, large
lounge plus a newly renovated utility
room, bathroom & main bedroom with a
dressing room.



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Tithe Road is a quiet cul-de-sac 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 large entrance hall, which has space for shoes and coats and doors leading into the lounge, open plan kitchen/dining room and the utility room. There are stairs leading up to the first floor.

Located at the front of the property is the lounge which is an excellent size and runs the full width of the property. There is a door leading into the open plan kitchen/dining room and two windows to the front elevation. There is potential to create a study or fourth bedroom by splitting the room. This would create a large lounge and large additional room.

At the rear of the property is the open plan kitchen/dining room. The room is wonderfully presented with dual aspect windows and doors to the side and rear elevation. here is a large storage cupboard and ample space for a large dining room table. The room is divided by a large breakfast bar. The kitchen has a range of integral appliances and an array of wall and base mounted units, complete with a work-surface over. There are spotlights and three statement pendant lights giving the room an elegant finish.

The utility room has recently been installed, with a range of wall and base mounted units, complete with space for a washing machine and tumble dryer.

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There is a work surface with a hand wash basin, a low level w/c, heated towel rail, obscured window to the side elevation and tiled splash backs.

Upstairs, the first floor landing gives access to all three double bedrooms and the family bathroom. There is a loft hatch giving access into the loft.

The main bedroom is located at the rear of the property and is a good double size with access into the dressing room. Bedroom two and three are a good double size, with both rooms enjoying elevated views over the surrounding area. Bedroom three has a built in mirrored wardrobe.

The bathroom is superbly presented and newly installed. The bathroom is fully tiled, with underfloor heating, a large walk in shower cubicle, a panelled bath, a low level w/c and a hand wash basin. There is a heated towel rail, built in shelving and an obscured window to the side elevation.

The property has solar panels and a battery storage pack. This is owned by the property and is included within the sale.

Externally, the property is positioned on a large plot and has a large block paved driveway offering ample off road parking. There is a large garage which has an up and over door and houses the combi-boiler and the battery pack.

The rear garden is accessed via the open plan kitchen/dining room and is spread over three tiers. There is a large patio area, with steps leading up to the lawn. The lawn is a good size, with a few steps leading up to a newly installed decking area. There is a gate opening out to local fields. There are panoramic views over Plympton and down the River Plym.

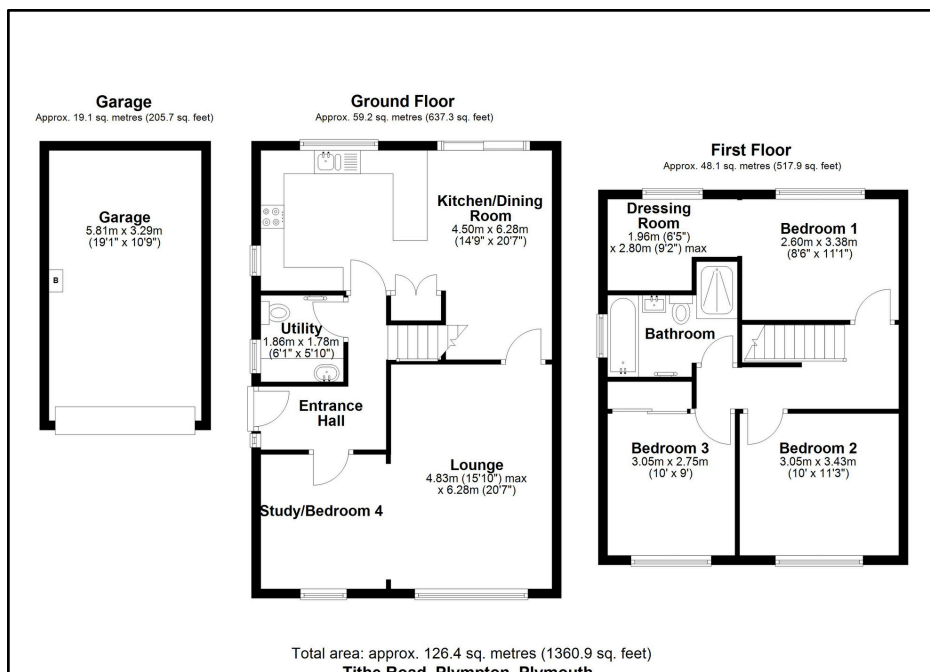
There is an opportunity to purchase additional land at the rear of the property.

Tenure - Freehold

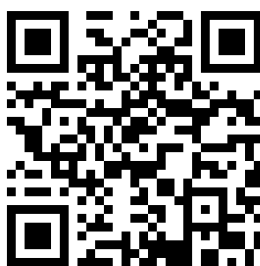
EPC - C

Council Tax Band - C

Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband
Renewables - Owned Solar Panels & Battery Pack



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(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

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