



Lych Close, Turnchapel  
Plymouth  
PL9 9UB

Offers Over £300,000

**LUKE BOON**  
POWERED BY **exp** UK



**Luke Boon - Personal Estate Agent**

01752 295996  
07810 601 815  
luke.boon@exp.uk.com

lukeboon.exp.uk.com

@lukeboonestateagent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

**EPC Graph**

**LUKE BOON**  
exp UK

Lych Close is a quiet cul-de-sac located in Turnchapel. The property is cloaked close to Hooe Village and Turnchapel Village and gives easy access onto the Mount Batten Peninsula as well as Jennycliff Beach. Turnchapel is a small and popular village, with two local pubs and a marina. Mount Batten offers excellent water sports facilities, as well as an abundance of local amenities, including a water taxi across to the Barbican and to Royal William Yard.

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 space for shoes and coats, with a door leading into the lounge and stairs leading up to the first floor.

The lounge is a great size, with a bay window to the front elevation and has a wood burner. There is a handy under stairs storage cupboard and a doorway leading through to the open plan kitchen/dining room. At the rear of the property is the open plan kitchen/dining room, which has a window to the rear elevation and French doors which open into the conservatory. There is space for a large dining room table and chairs, as well as a fitted kitchen, which has ample preparation space, plus space for white goods and an integral double oven with a firing ring gas hob over. The kitchen has a stainless steel sink/drainage unit and tiled splash backs to finish.

The garage has been converted and split to create a storage space and an additional reception room and downstairs shower room. The reception room is wonderfully presented, with a window and door leading out onto the rear gardens. The shower room has a walk in shower with a low level w/c with bespoke hand wash basin above. The w/c is a macerator. This room can be used as a home office, or an additional lounge or as a relaxation space.

Upstairs, the first floor landing gives access into all three bedrooms and the family bathroom. There is a window to the side elevation,

giving viewings towards Plymouth Sound and a large airing cupboard which houses the combi-boiler.

All three bedrooms are a good double size and are well presented. The family bathroom has a panelled bath with a shower head over, low level w/c and a hand wash basin. There is an obscured window to the rear elevation, a heated towel rail, extraction fan and tiled splash backs to finish.

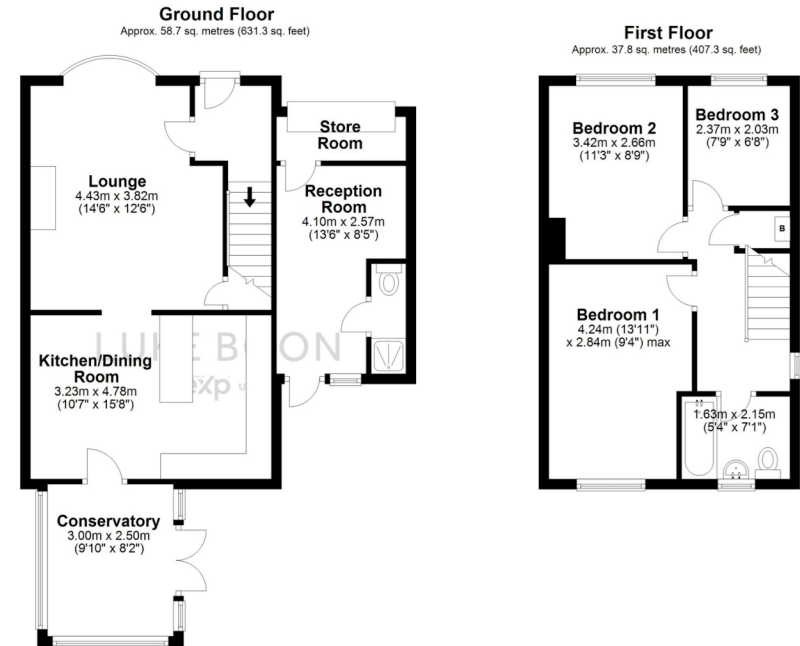
Externally, the property has off road parking for two or three vehicles, plus a large lawned front garden. There is a store room with an electric garage roller door.

The rear gardens are a good size, private with a large patio and a lawned area. There is space for a large hot tub, with a door leading into the third reception room and access into the conservatory.

Tenure - Freehold

EPC - D

Council Tax Band - C



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)  
Lych Close, Turnchapel, Plymouth