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LUKE BOON

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exp ^{UK}
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOMS



2 BATHROOM



1550 SQ.FT



FREEHOLD

NEWNHAM WAY
PLYMPTON
PL7 2DJ
OFFERS OVER £475,00

Delightful, Triscott built 1950's family home, set on an extensive, private plot offering superb potential. Four bedrooms, two bathrooms & two reception rooms.



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Located in the heart of the Parkstone Estate, Newnham Way is a quiet road hidden away in the centre of Plympton. Giving easy access to the Ridgeway Shopping District, plus an array of local shops, a local doctor's surgery, pharmacy and pub. There is easy access onto Stoggy Lane, which leads down to local parkland.

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 and a door leading through into the entrance hallway. The entrance hall leads through to the lounge, kitchen and bathroom and has stairs leading up to the first floor. There are two large cupboards providing excellent storage space.

The lounge has triple aspect windows and doors to the front, side and rear elevation and French doors which give access out onto the rear garden. There is an abundance of period features and a wood burner with a slate hearth.

Located at the rear of the property is the kitchen which leads through to the dining room. The kitchen has a range of wall and base mounted units, complete with a work surface over and space for a range of appliances.

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There is a large picture window to the rear elevation and a door which opens into the dining room. The dining room is an excellent size and has dual aspect windows and doors to the side and rear elevation, giving views and access into the garden. There is a door leading into the fourth bedroom. The dining room could be exclusively used as a second lounge or as an annexe if required.

The fourth bedroom is a good double size with a window to the side elevation and an en-suite shower room. The en-suite has a low level w/c, hand wash basin and a walk in shower, with an obscured window to the front elevation and an extraction fan.

The bathroom is beautifully presented with a matching white suite, comprising of a bath, low level w/c, hand wash basin and a corner shower. There are tiled splash backs, a heated towel rail and two sky lights.

Upstairs, the first floor landing gives access to three double bedrooms. There are windows to the side and front elevation. The main bedroom is an excellent size, with dual aspect windows to the front and side elevation. Bedroom two is located at the rear of the property and has windows to the side and rear elevation and a range of fitted cupboards.

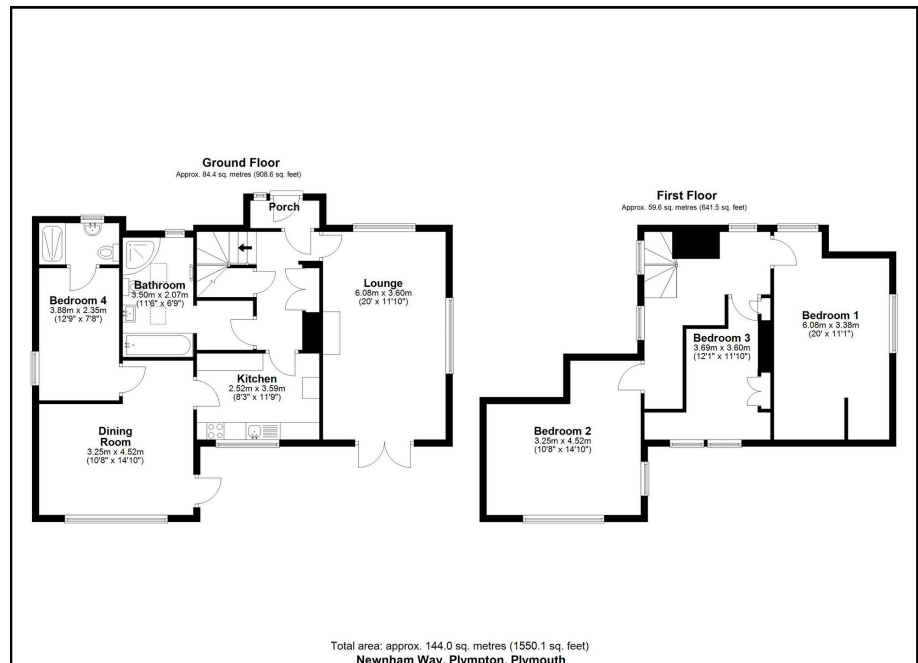
Bedroom three is a smaller double bedroom, with a window to the rear elevation and two fitted wardrobes.

This fabulous home offers flexible living space and is perfect for a growing family. Offering potential for a self contained annexe space, plus further development externally if required.

Externally, the property has a driveway for two vehicles and a low maintenance front garden which is mainly laid to lawn. There are two gated walk ways leading to the rear of the property. The rear garden is an excellent size and is fairly level. There is a large patio area which is accessed via the lounge and dining room, with steps down onto the lawn. There are a number of various fruit trees, mature shrubs and plants within the garden, offering a tranquil area to relax. The rear garden is mainly laid to lawn and has two large sheds which offer superb storage space throughout.

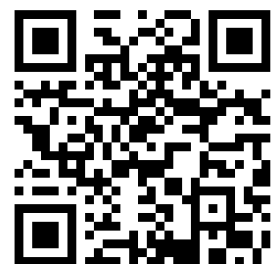
The property is sat on a large plot and does offer a huge amount of potential throughout. The property could be redeveloped and extended (subject to planning permission) or to be enjoyed as is.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority	Council Tax
Plymouth	Band: E
	Annual Price: £2,842
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
1,377 ft ² / 128 m ²	0.15 Acres
Broadband	
Basic	16 Mbps
Superfast	75 Mbps
Ultrafast	1800 Mbps
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



Website Link