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# LUKE BOON

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



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



691 SQ.FT



FREEHOLD

HIGHGLEN DRIVE  
PLYMPTON PL7 5LA

**£240,000**

Beautifully presented, extended starter home with an open plan kitchen/dining room, west facing garden & double width driveway. No onward chain



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Highglen Drive is located in the popular Newnham Downs development on the very edge of Plympton. Located at the beginning of Highglen Drive, the property gives easy access to local parkland and pedestrian access through Stoggy Lane and up to Chaddlewood. There is a local bus route giving access into the city centre. Hemerdon and Sparkwell Villages are a short commute away as well as Dartmoor National Park.

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 the porch via a composite front door. There is space for shoes and coats and a tiled floor. There is a door leading through to the lounge.

The lounge is a great size, with stairs leading up to the first floor accommodation and a door leading through to the open plan kitchen/dining room. The lounge has a tiled floor which continues from the porch and a window to the front elevation.

At the rear of the property is the open plan kitchen/dining room, which is superbly presented. The kitchen is a couple of years old, with a range of integral appliances and a range of wall and base mounted units, complete with a work surface over.

There is an opening leading through to the extension, which has a vaulted ceiling with two sky lights and bi-folding doors which open out onto the west facing garden.

Upstairs, the first floor landing leads through to both double bedrooms and the shower room. Both bedrooms are a good double size. The shower room is newly installed, with a large walk in shower, a low level w/c and hand wash basin. The shower room is fully tiled has a heated towel rail, extraction fan and a large storage cupboard.

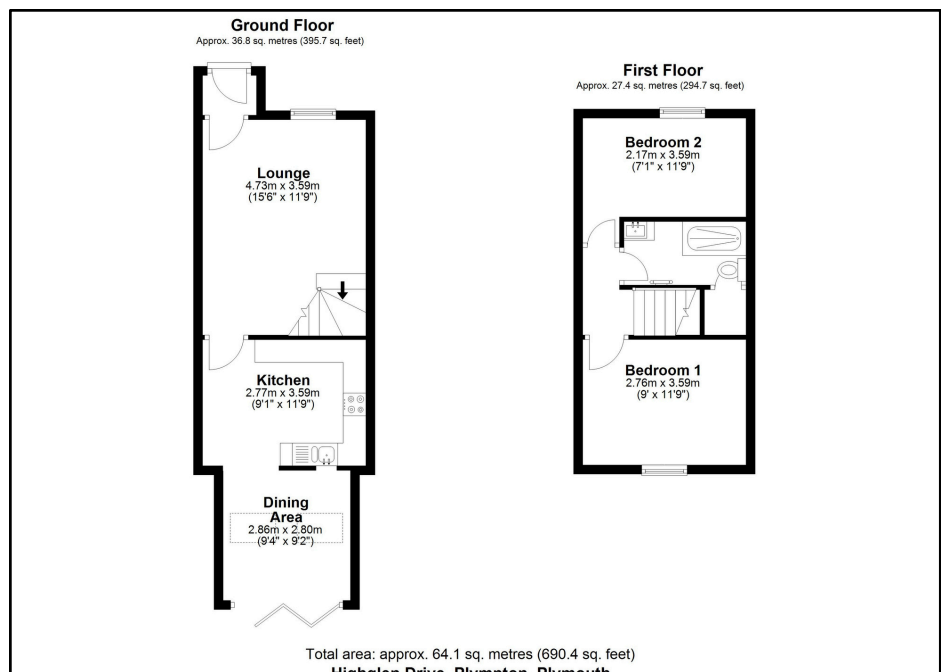
## Outside

Externally, the rear garden is west facing, low maintenance and private. There is a patio area with a couple of steps leading down to an artificial lawn. The garden has a large shed and a gate leading out to a service lane.

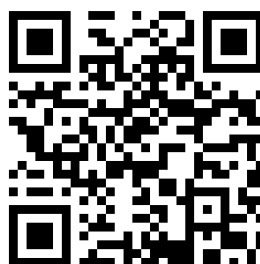
At the front of the property is a double width driveway with space for two vehicles.

## Tenure & Services

Tenure - Freehold  
EPC - C 80/85  
Council Tax Band - B  
Services - Mains Water, Electricity, Drainage & Gas. 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>	80	85
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?  
Please get in touch

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