



Luscombe Maye

Since 1873

Spring Park, Plymouth

Guide Price £400,000

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This wonderful detached family home is situated on a spacious corner plot in Woolwell. With great transport links to the city and Derriford hospital, this is a great area for someone looking to commute or work in the hospital. The property comprises of driveway parking for two cars and integral garage, downstairs is generously sized and includes the living room, dining room and kitchen with access onto the garden. On the first floor the three double bedrooms are situated, along with the main bathroom and master-suite. The property is a short distance from the fantastic river-side walks of Plymbridge Woods, great for dog owners!

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage. Heating and hot water provided by gas-fired Worcester combi boiler located in the kitchen.

Local Authority and Council Tax Band

South Hams District Council. Council Tax Band E.

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044. Online viewing available upon request.

Lettings

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



20 Spring Park, Plymouth, PL6 7SL
 Approximate Gross Internal Floor Area = 120.7 sq m / 1300 sq ft

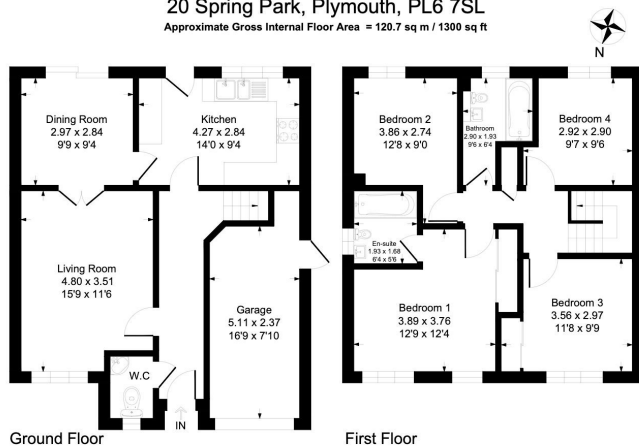


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached House
- Integral Garage
- Lawned garden with patio space and greenhouse
- En-Suite bathroom
- No Onward Chain
- Driveway Parking
- Sizeable living space downstairs
- Four double bedrooms
- Sought after location
- EPC D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
 The Old Bakery, Market Street, Yealmpton PL8 2EA
 01752 880044
 yealmpton@luscombemaye.com
www.luscombemaye.com