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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



899 SQ.FT



FREEHOLD

COMPASS DRIVE PLYMPTON PL7 5DX

GUIDE PRICE £260,000 - £270,000

Three bedroom semi-detached starter home requiring some decorative modernisation. Open plan living space, private south-facing rear garden, tandem driveway & no onward chain.



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Compass Drive is located on the outskirts of Plympton, in the popular 'Compass Heights' development. Giving easy access onto Dartmoor National Park and the villages of Hemerdon and Sparkwell, Compass Drive is located close to local parks and woodland, plus local shops and schools.

Plympton is a large suburb of Plymouth, with a wide selection of local primary and secondary schooling. There is an array of local and national traders, pubs and eateries located on the Ridgeway Shopping Centre. Plympton has a direct bus route leading into the City Centre, plus the Park and Ride which is located at Coypool. Plympton has a wide range of sports facilities, including an indoor swimming pool, multiple gyms, tennis courts, cricket, rugby and football pitches.

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 an entrance hall which has a door leading into the open plan living space and stairs leading up to the first floor.

The open plan living space, runs the full length of the property and has a bay window to the front elevation. There is a feature fireplace, large under-stairs storage cupboard plus French doors leading out to the south-facing garden. There is a sliding door leading through to the kitchen.

The kitchen has a range of wall and base mounted units with space for a range of appliances. There is an integrated dishwasher, tiled splash backs and a door opening out onto the rear garden.

Upstairs, the first floor landing leads through to all three bedrooms, the bathroom and an airing cupboard. There is a window to the side elevation and a loft hatch with a pull down ladder.

Both bedrooms one and two are a good double size and have fitted mirrored wardrobes. Bedroom three is a single room and has a range of fitted furniture.

The bathroom has a panelled bath with a shower overhead, a low level wc and a hand wash basin. There is an obscured window to the rear elevation and a new vinyl floor cover.

The property does require some decorative modernisation and is offered with no onward chain.

Outside

The rear garden is south-facing and has a patio and a large lawn. There is a door leading through to the garage.

The garage has an up and over door with power and lighting. There is a tandem driveway with space for two vehicles in front of the garage.

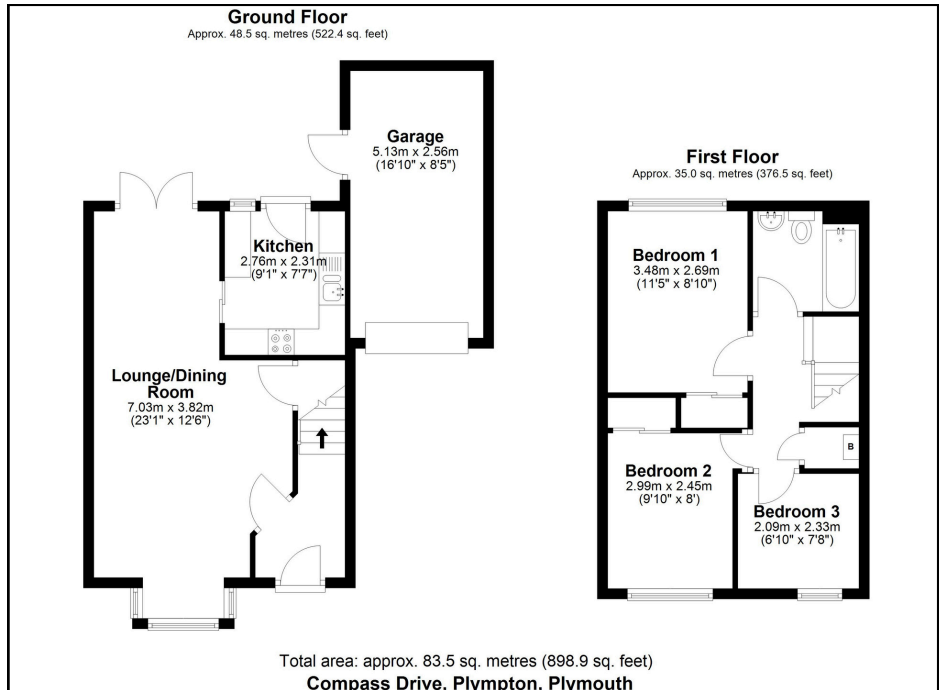
Tenure & Services

Tenure - Freehold

EPC - TBC

Council Tax Band - C

Services - Mains water, drainage, gas & electricity. Connected to fibre broadband.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	TBC		78
(55-68)	D		
(39-54)	E	49	
(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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