

lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



849 SQ.FT



FREEHOLD

INGRA WALK
ROBOROUGH
PL6 7DF

£210,000 - £220,000

Perfect first home located within a quiet cul-de-sac. Open plan living space, southerly facing garden, three bedrooms & solar panels. Viewing highly advised



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Ingra Walk is a quiet cut-de-sac in the popular residential area of Roborough, located on the edge of Plymouth. Giving easy access onto Dartmoor National Park, Bickleigh Village, Derriford Hospital and into Woolwell.

Roborough has a wide range of local amenities, including a bus route into the city centre and a range of local and national traders. There is a local pub, vet and salon located within the village.

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.

The Property

You enter the property into a large entrance hall which has an under-stairs storage cupboard, stairs leading up to the first floor and a door leading through to the open plan kitchen/dining room.

The open plan kitchen/dining room runs the full length of the property and has a range of wall and base mounted units, complete with a roll top work surface over. There is space for a dishwasher, washing machine and fridge/freezer plus a range of integral appliances. There is a breakfast bar and space for a large dining table and chairs.

The dining area has French doors leading out onto the rear garden and an archway leading through to the lounge. The lounge is a good size and has two windows to the rear elevation overlooking the rear garden. It has space for a range of furniture.

Upstairs, the first floor landing leads through to all three bedrooms and the bathroom. Both bedrooms one and two are a good double size and have a range of fitted wardrobes and a window to the rear elevations. Bedroom three is a single room and is currently used as a home office.

The bathroom has a panelled bath with a shower overhead, a low level wpm hand wash basin and a heated towel rail. The walls are fully tiled and there are two obscured windows to the front elevation.

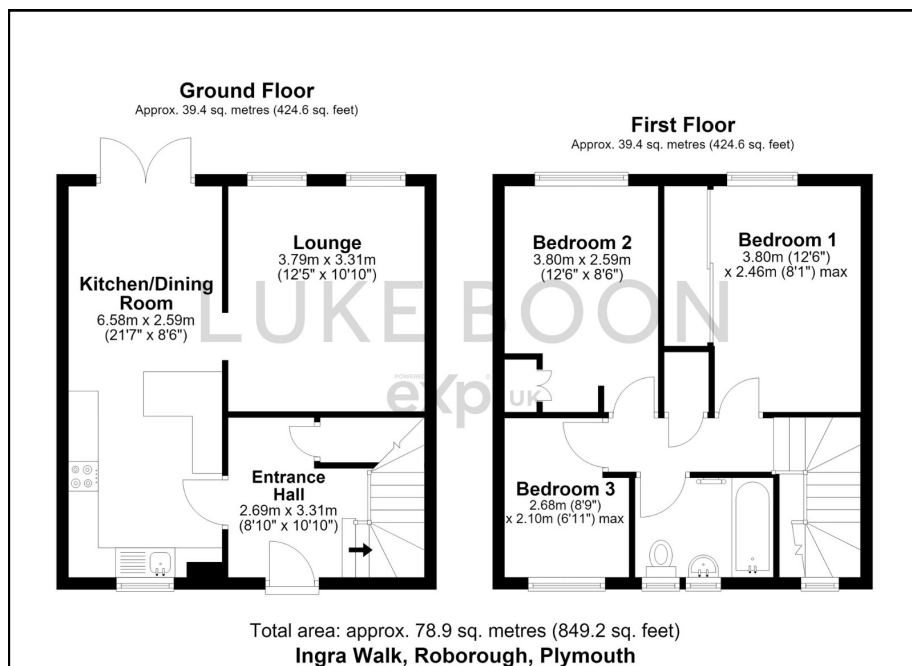
Outside

The property has a south-westerly facing garden which is spread across two tiers. The top tier of the garden is decked and has steps leading down to a lawned area. There are a range of mature shrubs and plants including an apple tree. There is space for a shed and there is a gate leading out to a rear service lane.

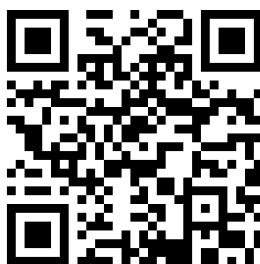
There is parking available on a first come first serve basis, within a number of residents car parks which are located close to the property.

Tenure & Services

Tenure - Freehold
EPC - B
Council Tax Band - B
Services - Mains gas, drainage, water & electricity. Connected to fibre broadband
Renewables - Solar Panels



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(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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