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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



831 SQ.FT



FREEHOLD

WADDON CLOSE  
PLYMPTON  
PL7 4BY  
£270,000

Superbly presented, refurbished family home. Open plan kitchen/dining room & a large lounge. Quiet cul-de-sac, large garden & a garage. No onward chain



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Waddon Close is a quiet cul-de-sac and is located in the centre of Plympton. Giving easy access to local schooling, Boringdon Primary and Hele Secondary and an abundance of additional amenities. There is a bus route leading into the City Centre and towards the Ridgeway.

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 entrance hall, which has a doorway into the lounge, stairs leading up to the first floor and an under stairs storage cupboard. There is an alcove with space for shoes and coats.

Located at the front of the property is the lounge, which is superbly presented with a large window to the front elevation giving views over the surrounding area. There is an opening leading through to the open plan kitchen/dining room.

The open plan kitchen/dining room is superbly presented and has French doors opening out onto the rear garden. There is a newly installed kitchen, with a range of wall and base mounted units with a work surface over. There is an integrated oven and induction hob, with space for a range of additional appliances. The kitchen has a window to the rear elevation and a breakfast bar which divides the room. There is space for a large dining room table and chairs and pendant lights above the breakfast bar.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a window to the side elevation and a loft hatch. Bedrooms one and two are a good double size and bedroom three is a single room, with a built-in storage cupboard. Bedroom one also has a built-in storage cupboards.

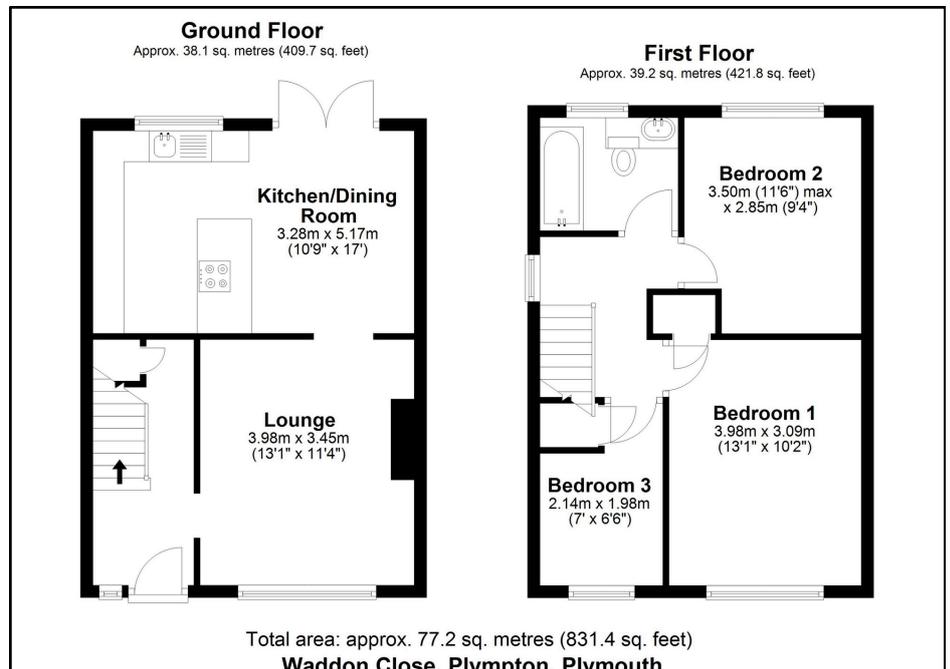
The bathroom is newly installed and has a panelled bath with a shower over head. There is a low level w/c, hand wash basin, extraction fan and an obscured window to the rear elevation. There are tiled splash backs and the bathroom has underfloor heating.

## Outside

Externally, the rear garden is tiered and has a patio area and a lawned area. There is a large shed and gate which leads to the front of the property. There is a garage located close by to the property. The garage has an up and over door.

## Tenure & Services

Tenure - Freehold  
 EPC - D  
 Council Tax Band - C  
 Services - Mains Water, Electricity, Gas & Drainage. 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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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