

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

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



959 SQ.FT



FREEHOLD

HEMERDON HEIGHTS PLYMPTON PL7 2TY £280,000

Wonderfully presented four bedroom family home, located in a quiet cul-de-sac. Complete with a double width driveway, west facing garden & newly installed windows.



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Located in the heart of Hemerdon Heights, this four bedroom family home is located within walking distance to Chaddlewood Primary School, plus an array of local and national traders and eateries, including a Tesco Express. There is a bus route leading into the city centre located close by.

Hemerdon Heights is in the heart of Plympton and gives easy access to the Ridgeway Shopping district, full of local and national, traders and eateries, plus Plympton Academy, doctors surgeries and pharmacies.

Plympton is home to Hele's School and Plympton Academy, plus several local primary schools. There is an array of amenities located within Plympton. Plympton gives easy access into the City Centre and onto the A38.

The Property

You enter the property via a composite door into the entrance porch which has doors leading through to the fourth bedroom and the open plan lounge/dining room.

Located at the front of the property is the open plan lounge/dining room which runs the full length of the property. There is space for a range of large furniture and patio doors leading through to the conservatory. There is an archway giving access into the kitchen, a door leading through to the stairway and a large window to the front elevation.

The kitchen has a range of wall and base mounted units and space for a range of appliances. There is a window to the rear elevation.

The conservatory has triple aspect windows to the rear and both side elevations and a pitched glass roof. There are French doors leading out to the rear garden.

Bedroom four is a good double size and has a window to the front elevation. Upstairs, the first floor landing gives access to three further bedrooms and the bathroom. There is a loft hatch with a pull down ladder. All three bedrooms are a good size with bedrooms one and two benefitting from views towards Dartmoor.

The bathroom has a panelled bath with a shower over head, a low level wc and a hand wash basin. There is an extractor fan, a built-in airing cupboard which houses the combi-boiler (installed in 2020), an obscured window to the rear elevation and a heated towel rail.

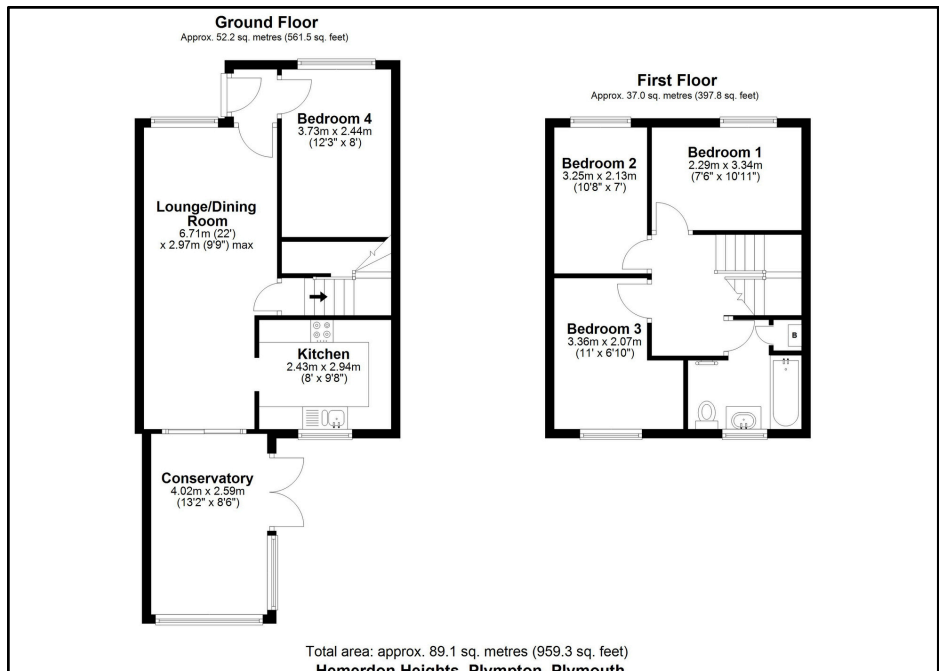
The property has had new windows and front door installed in 2025. The property has recently been redecorated throughout with plaster work and new carpets.

Outside

Externally, the rear garden is accessed via the conservatory and is low maintenance and west-facing. There is space for a bistro table and chairs. There is a gate leading through to the front of the property. The property has a double width block paved driveway with space for two vehicles.

Tenure & Services

Tenure - Freehold
 EPC - D
 Council Tax Band - C
 Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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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