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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



905 SQ.FT



FREEHOLD

MOORLAND AVENUE
PLYMPTON
PL7 2DD

£290,000 - £300,000

Perfect family home, beautifully presented open plan kitchen/dining room, large lounge, four bedrooms, off-street parking & private rear garden.



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Located in the heart of Plympton, Moorland Avenue is located on the edge of The Ridgeway Shopping Centre and a plethora of local amenities. Located close to Plympton Academy Secondary School, plus a number of green spaces, including Harewood House playing fields, Pathfields and Castle Green.

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.

The Property

You enter the property into the entrance hall which has doors leading into a large lounge, stairs leading up to the first floor and steps leading down to a fourth bedroom and a downstairs cloakroom.

The lounge is a great size and has a large window to the front elevation, a feature fireplace, built-in storage cupboard and an opening leading through to the open plan kitchen/dining room.

Located at the rear of the property is the open plan kitchen/dining room which was installed in 2022 and has a range of wall and base mounted units, complete with a work surface over. There is a range of integral appliances which include a double oven, fridge/freezer, washing machine and a dish washer. There is a breakfast bar which divides the room plus space for a large dining area. There is a window to the side elevation and French doors leading out onto the rear garden.

Off the entrance hall there is a downstairs cloakroom which has a low level wc and a hand wash basin. It also offers space for shoes and coats.

Bedroom four is located downstairs and is a double size with a window to the rear elevation and a built-in storage cupboard.

The first floor landing leads through to three bedrooms and the family bathroom. There is a loft hatch and a window to the side elevation. The combi-boiler is located within the loft space and is approximately 10 years old and is fully serviced.

Bedroom one is a great double size and has a window to the front elevation and a range of fitted wardrobes. Bedroom two is a smaller double with a window to the rear elevation. Bedroom three is a single room with a window to the front elevation and a large built-in storage cupboard.

The bathroom has a panelled bath with a shower overhead, a low level wc, hand wash basin and a heated towel rail. The bathroom has tiled splash-backs, an extraction fan and two obscured windows to the rear elevation.

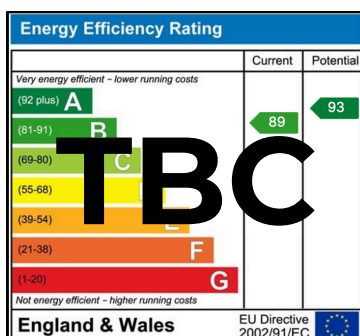
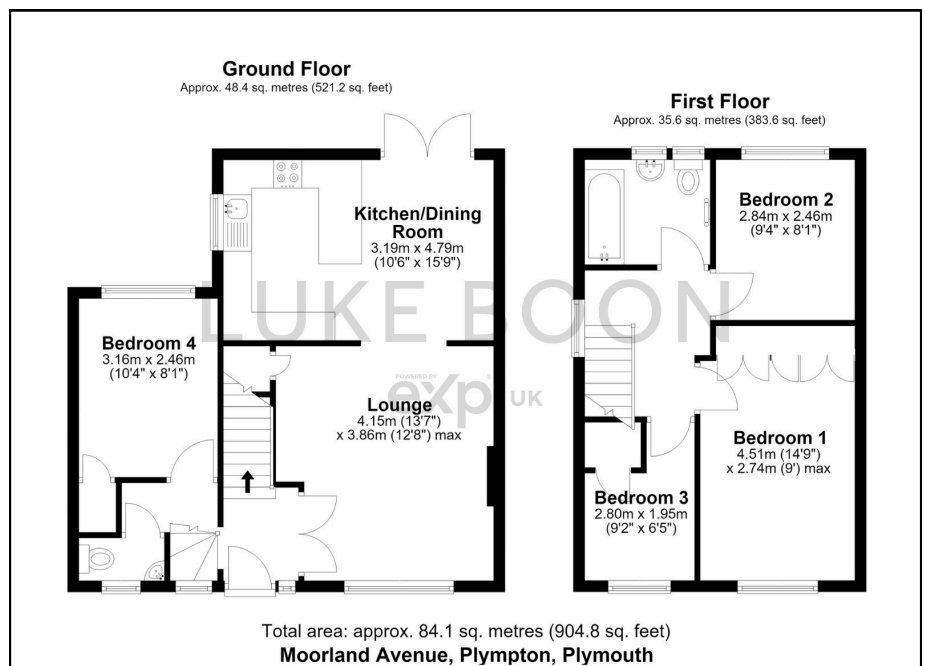
Outside

The rear garden is spread across two tiers and is private. There is a large lawned area, numerous seating areas, a large decked area and space for a large shed.

At the front of the property there is off-road parking for one vehicle and a low maintenance garden which is mainly laid to lawn.

Tenure & Services

Tenure - Freehold
EPC - TBC
Council Tax Band - C
Services - Mains gas, drainage, water & electricity. Connected to fibre broadband



Website Link

Any questions? Want to make an offer?
Please get in touch

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