

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



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1189 SQ.FT



FREEHOLD

LONGACRE WOODFORD, PLYMPTON PL7 4RQ £325,000

Refurbished Stanbury home located in a quiet cul-de-sac, positioned on a large corner plot. New kitchen & combi-boiler. Private driveway, large garage & no onward chain



LUKE BOON

Personal Estate
Agent



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

Longacre is a quiet cul-de-sac located in the heart of Woodford in Plympton. Located close to Woodford Primary School and Hele Secondary School, there are an array of further amenities located close by, including local shops, a golf course and a bus route giving access into the city centre.

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 an opening leading into the kitchen and doors leading through to the lounge and downstairs cloakroom. There is an under-stairs storage cupboard, stairs leading to the first floor and windows to the front and side elevation.

The lounge is a superb size and has sliding doors leading into the dining room. There is a large window to the front elevation. The dining room has a window to the rear elevation overlooking the rear garden and an opening leading into the kitchen.

The kitchen has dual aspect windows to the side and rear elevation and a newly installed fitted kitchen which has a range of wall and base mounted units complete with a work surface over. There is an integral slimline dishwasher, electric fan assisted oven, four ring induction hob and an extraction hood. There is space for a washing machine and fridge/freezer. There is a door leading out to the rear garden.

Upstairs, the first floor landing leads to all three bedrooms and the four piece family bathroom. There is a loft hatch and a large window to the side elevation.

Bedroom one is located at the front of the property and is a great double size. Bedroom two is a good double sized room, which has a fitted wardrobe which houses the newly installed combi-boiler. Bedroom three is a small double with a window to the front elevation.

The family bathroom has a panelled bath, a corner shower, hand wash basin, low level w/c and a heated towel rail. There are tiled splash-backs, an extraction fan and an obscured double-glazed window to the rear elevation.

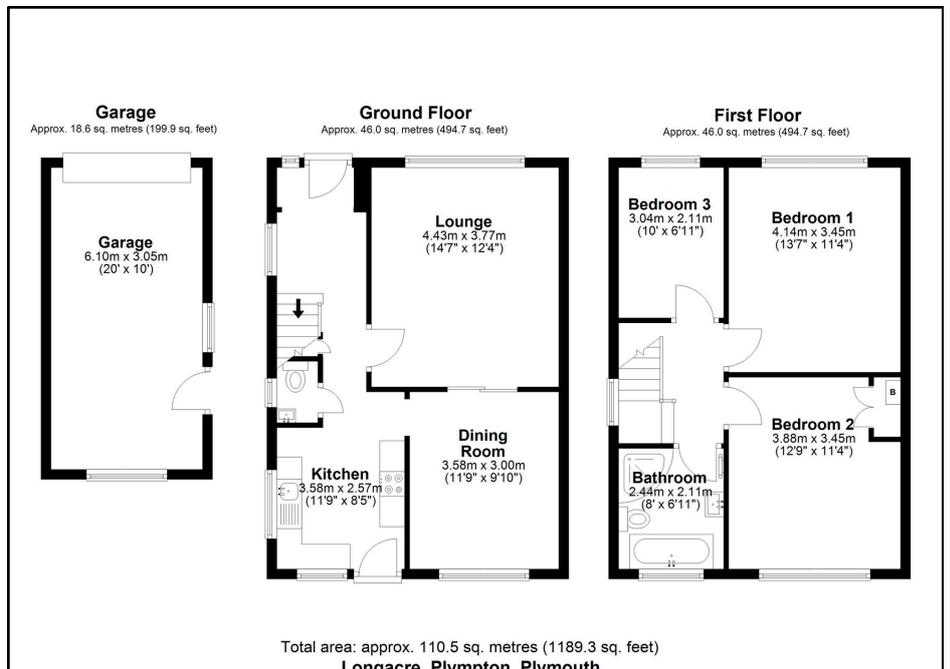
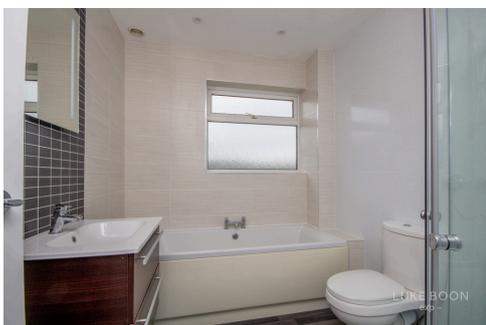
Outside

The rear garden is accessed via the kitchen and is mainly laid to lawn with a separate patio area. There is a new fence and a gate leading through to the private driveway.

The driveway has parking for two cars and is in front of the garage. The garage has a newly installed up and over door and dual aspect windows to the side and rear elevation. The garage has power and lightly and a uPVC door to the side elevation opening out on to the garden.

Tenure & Services

Tenure - Freehold
 Services - Mains Water, Gas, Drainage & Electricity. Connected To Fibre Broadband
 EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(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

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

Facebook - lukeboonestateagent
 Instagram - @lukeboonestateagent
 Youtube - @lukeboonestateagent