

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



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



710 SQ.FT



FREEHOLD

BAKERS CLOSE
PLYMPTON PL7 2GH

£215,000

Two double bedroom starter home, with two allocated parking spaces, open plan living space, conservatory & private west facing garden



LUKE BOON

Personal Estate Agent



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

LUKE BOON

POWERED BY **exp** UK
 Personal Estate Agent

Facebook - lukeboonestateagent
 Instagram - @lukeboonestateagent
 Youtube - @lukeboonestateagent

Located in a quiet cul-de-sac in Chaddlewood, Plympton, Baker's Close is situated close to Chaddlewood Shopping District, The Ridgeway and a local bus route.

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 hallway which has stairs leading up to the first floor and an opening leading through to the lounge and into the kitchen. There is a glass balustrade and an engineered oak floor which runs through the kitchen and into the lounge.

The kitchen has a range of wall and base mounted units with a range of integral appliances. There is space for a washing machine, dishwasher and a stand alone fridge/freezer. The kitchen houses the combi boiler and has a window to the front elevation.

The lounge is a good size and has a sliding patio door leading through to the conservatory. The conservatory has triple aspects views over the rear garden and has French doors which open out to the rear garden. Upstairs the first floor landing gives access to both bedrooms and the bathroom. There is a loft hatch.

Bedroom one is at the rear of the property and has a window to the rear elevation. Bedroom two is at the front of the property and has two windows to the front elevation and a small built in storage cupboard.

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

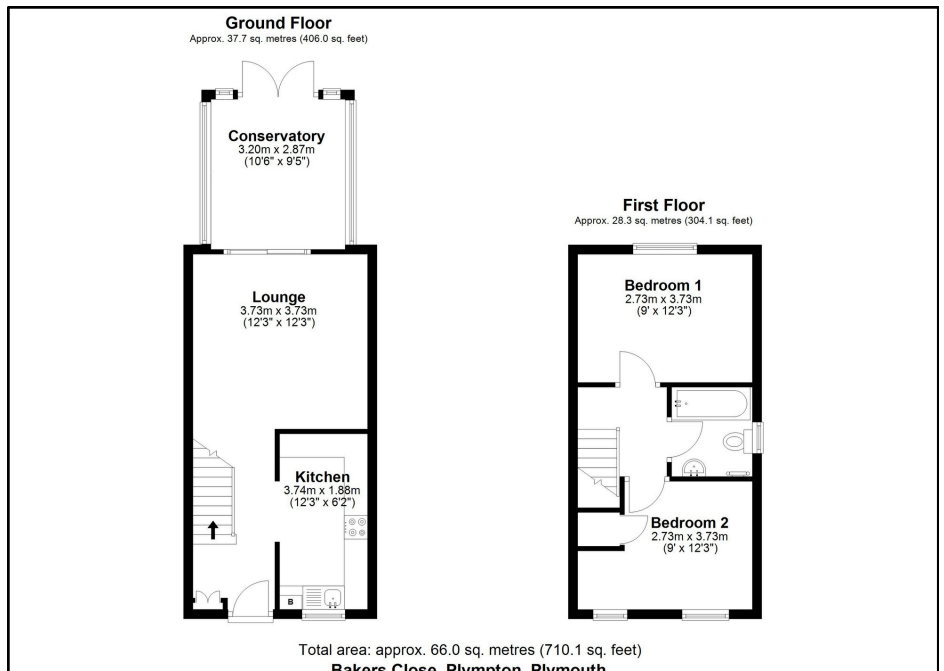
Outside

Externally the rear garden is mainly laid to lawn with an additional patio area. The garden is fully enclosed with a gate leading to the front of the property. The front garden is low maintenance with a path to the front door.

There are two allocated parking spaces located close to the property.

Tenure & Services

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	73	
(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