

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



1 RECEPTION ROOM



1 BATHROOM



731 SQ.FT



FREEHOLD

DARTMOUTH WALK  
LEIGHAM  
PL6 8PX  
£180,000

Beautifully presented, three bedroom starter home. Complete with a newly installed kitchen, open plan lounge/dining room & front & rear gardens. 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

Dartmouth Walk is located on the edge of Leigham and gives easy access onto the A38 and an abundance of local amenities.

Leigham is located on the edge of Plymouth and gives easy access to Derriford Hospital, plus Plymbridge Woods and a range of commercial businesses. There is a bus route into the city centre, plus local shops and a pub. Leigham has its own Primary School and is located close to Torbridge High.

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 an entrance hall, which has doors leading into the lounge/dining room and the kitchen. There are stairs leading up to the first floor and an under-stairs storage cupboard. There is a large obscured window to the front elevation and a solid wood oak floor.

Located at the front of the property is the newly installed kitchen, which has a range of wall and base mounted units, complete with a solid wood work surface over. There is an array of fitted appliances which include a fridge/freezer, dishwasher, washing machine and an electric fan assisted oven. There is a Belfast sink and a window to the front elevation giving views over the surrounding area. The combi-boiler is located within a storage cupboard in the kitchen.

The open plan lounge/dining room is located at the rear of the property and has a solid wood floor and patio doors leading out onto the rear garden.

There is an additional door and window which gives access out onto the rear garden. The room is superbly presented and has space for a range of large furniture.

Upstairs, the first floor landing gives access to all three bedrooms, the bathroom and a the w/c. Bedroom one is located at the front of the property and has two built in storage cupboards and a window to the front elevation. Bedrooms two and three are a similar size and have windows to the rear elevation.

The bathroom is well presented with a panelled bath with an electric shower overhead. There is a hand wash basin, tiled splash backs and a skylight. The w/c has a low level w/c and a skylight.

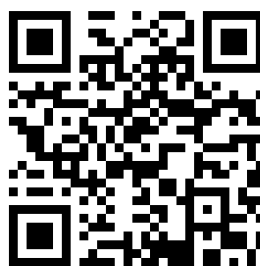
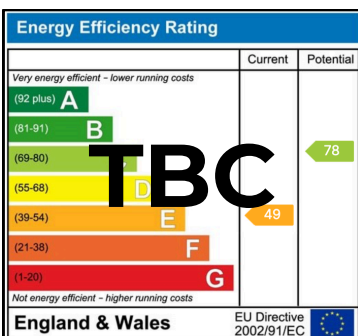
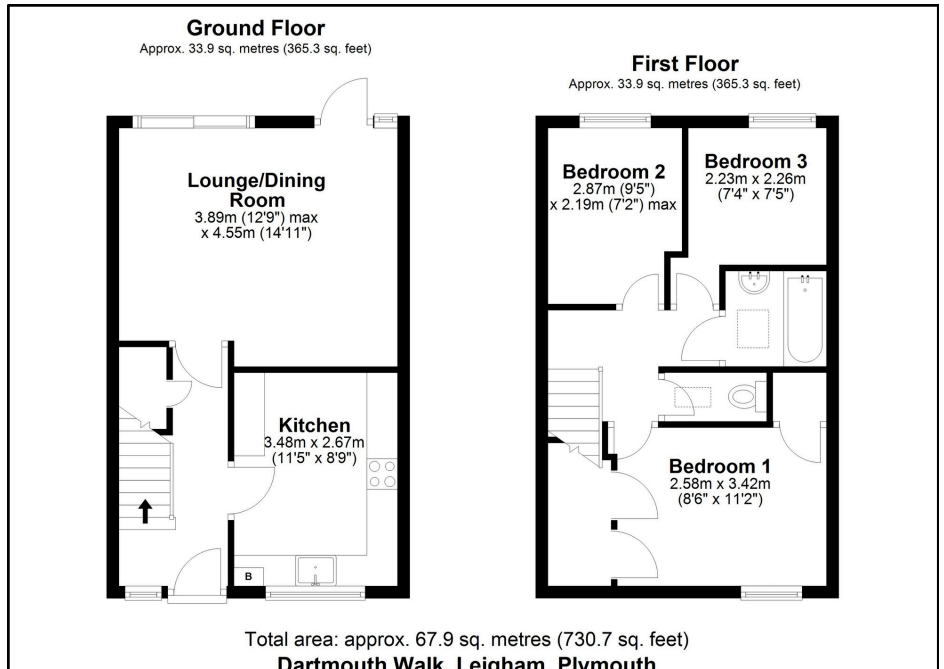
## Outside

Externally, both the front and rear gardens are superbly presented and catch the sun at different times of the day. There are three outbuildings, providing excellent storage space.

The property is located close to a residents car park. Spaces are available on a first come, first serve basis.

## Tenure & Services

Tenure - Freehold  
 EPC - TBC  
 Council Tax Band - A  
 Services - Mains Water, Electricity, Gas & Drainage. Connected To Fibre Broadband



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