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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



922 SQ.FT



FREEHOLD

## TITHE ROAD PLYMPTON PL7 4QQ

GUIDE PRICE - £290,000 - £300,000

Immaculately presented two double bedroom semi-detached home, with a double width driveway, landscaped rear garden & a newly installed kitchen & bathroom.



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Tithe Road 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.

## The Property

You enter the property into the open plan kitchen/breakfast room which is immaculately presented with a fitted kitchen with Quartz work surfaces. There is a large breakfast bar with seating under and a range of integral appliances. The kitchen floor is tiled with solid oak doors with glass insets which lead into the lounge/dining room and the inner hallway.

The lounge/dining room is a great size and has solid oak flooring. There is additional sound proofing and a large window to the front elevation giving elevated views over the surrounding area.

The inner hallway has solid oak flooring and leads through to both bedrooms and the bathroom. Both bedrooms are an excellent size and are well presented and have solid oak flooring. Bedroom two is currently used as a studio and has a sliding patio door which gives access out onto the rear garden.

The bathroom is beautifully presented and is fully tiled. There is a newly installed panelled bath with shower overhead, low level wc and a hand wash basin. There are two obscured windows to the side elevation, a heated towel rail and an extraction fan.

## Outside

The rear garden is accessed via the second bedroom and is spread across three tiers. There is a large patio area with steps up to a lawned area. There are additional steps up to the top tier which has a large patio area and a large pond.

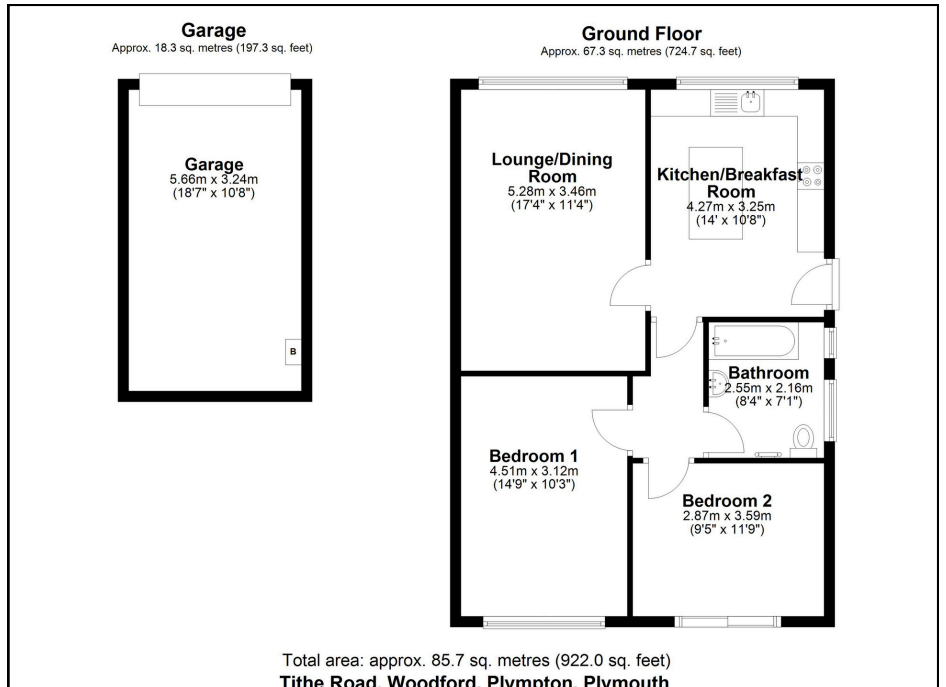
There are an array of mature plants and a gate which leads out to an open green space. There are stunning views towards Plymouth Sound, Saltram and River Plym.

At the front of the property there is parking for two vehicles plus a large single garage. The garage has power and lighting, an up and over door and houses the combi-boiler which is five years old and fully serviced.

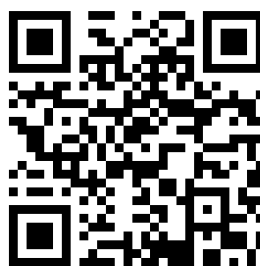
There is additional land available to purchase at the rear of the property, please enquire for more information.

## Tenure & Services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Website Link

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

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