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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



871 SQ.FT



FREEHOLD

**BORINGDON HILL
PLYMPTON
PL7 4DL
£290,000**

Superbly presented, three bedroom, extended family home with a beautifully presented open plan living space. Fully refurbished & a garage in a block.



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Boringdon Hill is located on the edge of Colebrook Village and gives easy access to both Boringdon Primary and Heles Secondary School. Dartmoor National Park and Boringdon Hall Hotel is located close by.

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 doors leading into the lounge and the open plan kitchen/dining room. There is space for shoes and coats, an under stairs storage cupboard and stairs leading up to the first floor.

The main living space is open plan, with a separate lounge area complete with a feature fireplace. There are two windows to the front elevation and bi-folding doors which lead out onto the rear garden.

There is a newly installed kitchen/dining room, which has a range of integral appliances and a large island which divides the room beautifully. There is a large sky light which floods the room with natural light, plus a door giving access into the downstairs cloakroom. The kitchen houses the combi-boiler which is two years old.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a window to the side elevation and a loft hatch, giving access into the fully boarded loft.

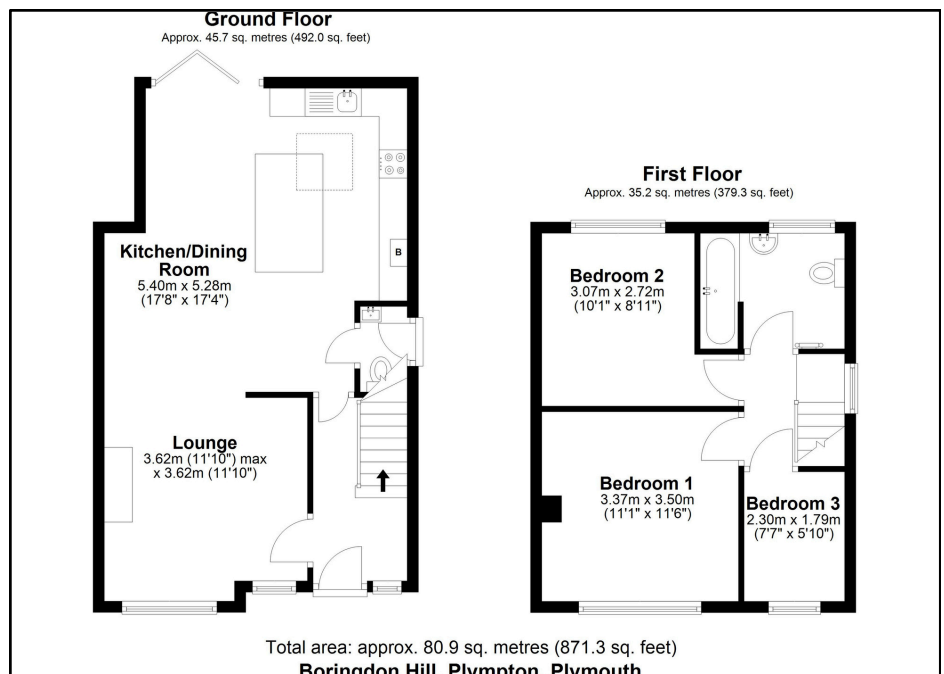
The main bedroom is located at the front of the property and is a great size. Bedroom two is a good size double bedroom and the third bedroom is a single. The bathroom is fully tiled and has been remodelled. There is a panelled bath with a shower over head, a low level w/c and a hand wash basin. There is a heated towel rail, an extraction fan and an obscured window to the rear elevation.

Externally, the rear garden is low maintenance and fully enclosed. The garden is mainly decked with an artificial lawn and is accessed via the open plan kitchen/dining room. There is a small side garden accessed via the downstairs cloakroom which has a gate leading through to the front of the property.

There is a garage located in a nearby block. The garage has an up and over door with ample storage space. There is potential to install off road parking at the front of the property (subject to planning permission being granted).

Tenure & Services

Tenure - Freehold
EPC - TBC
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
TBC		85
England & Wales	EU Directive 2002/91/EC	



Website Link

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

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