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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



626 SQ.FT



FREEHOLD

## ORCHARD CLOSE PLYMPTON PL7 2GT OFFERS IN THE REGION OF £200,000

Superbly presented starter home. Quiet cul-de-sac location, two allocated parking spaces, newly installed kitchen & bathroom & being sold with no onward chain



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Located in a quiet cul-de-sac in Chaddlewood, Plympton, Orchard 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 a porch which has a door leading into the lounge and handy storage cupboard, which houses the meters and has space for shoes and coats.

The lounge is a great size and has a window to the front elevation and a door leading into the kitchen/breakfast room. There are freshly laid carpets and stairs leading up to the first floor.

Located at the rear of the property is the open plan kitchen/breakfast room. The kitchen has recently been installed and has a range of base mounted units, complete with a work surface over. There is space and plumbing for a washing machine. There is an integral electric fan assisted oven and a four ring ceramic hob. The room has space for a small table and chairs, has windows to the rear elevation and a door opening out onto the rear garden. Upstairs, the first floor landing gives access to both double bedrooms and the bathroom. There is a loft hatch.

Both bedrooms are a good double size and have freshly laid carpets. The bathroom is newly installed, with a panelled bath with a shower overhead. There is a low level w/c, hand wash basin, heated towel rail, extraction fan and a large cupboard which houses the combi-boiler. The bathroom is fully panelled and beautifully presented.

The whole property has been redecorated with new flooring installed throughout. The property has full uPVC double glazing, gas central heating and is offered with no onward chain.

## Outside

Externally, the rear garden is low maintenance and hard paved and is accessed via the kitchen/breakfast room. The garden is south westerly facing, fully enclosed and has a gate leading out to a rear service lane.

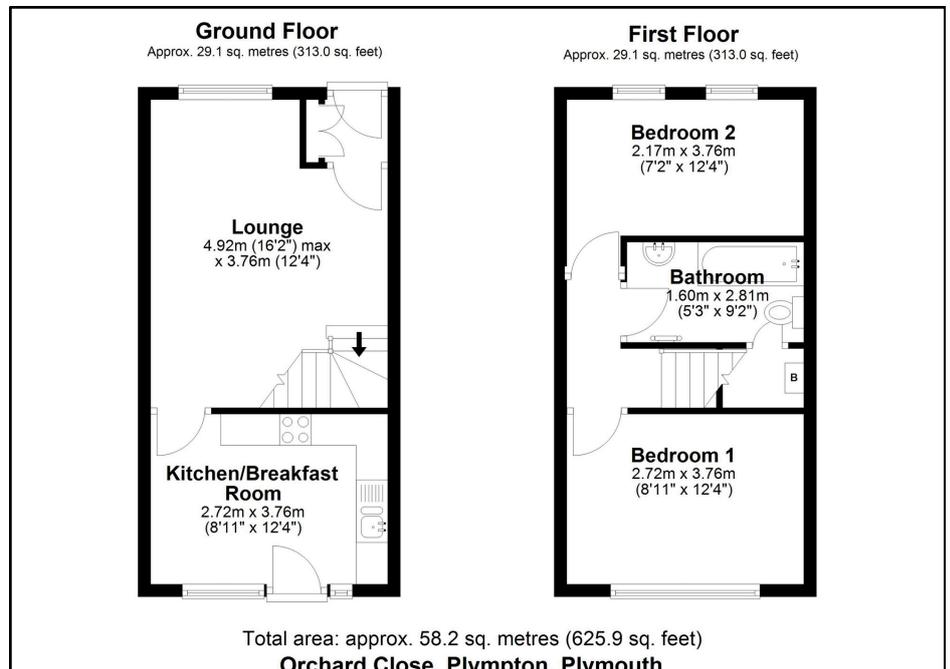
There are two allocated parking spaces located in a residents car park, located close to the property.

## Tenure & Services

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

## Agents Note

The furniture within the rooms has been added in by AI. Please enquire for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		71	
(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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