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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



495 SQ.FT



FREEHOLD

WALNUT DRIVE  
PLYMPTON PL7 2ZD

**£170,000**

Two bedroom cluster home requiring some modernisation. Potential private garden with two allocated parking spaces. No Onward Chain.



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Agent





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Located in a quiet cul-de-sac in Chaddlewood, Plympton, Walnut Drive 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.

You enter the property into the entrance hall, which has an opening leading into the kitchen and a doorway into the lounge. The kitchen has dual aspect windows to the front and side elevation, with a fitted kitchen with space for a range of appliances. There is a large breakfast bar offering a dining space.

The lounge is a good size, with a bay window to the side elevation and a built in storage cupboard. There are stairs leading up to the first floor. The first floor landing leads through to both bedrooms and the bathroom. There is a loft hatch giving access to the loft. Bedroom one is a good double size with a window to the side elevation, an airing cupboard housing the hot water cylinder and a built in storage cupboard.

Bedroom two is a single room with a window to the side elevation.

The bathroom has a panelled bath with a shower overhead, a low level w/c and a hand wash basin. There are tiled splash backs, an obscured window to the front elevation, heated towel rail and an extraction fan.

The property has no onward chain.

Outside

The property is set on a corner plot and has a front and side garden. This has previously been fenced off, to create a private garden. The garden is mainly laid to lawn with a pathway leading up to the front of the property.

The property has two allocated parking spaces which are located close to the property.

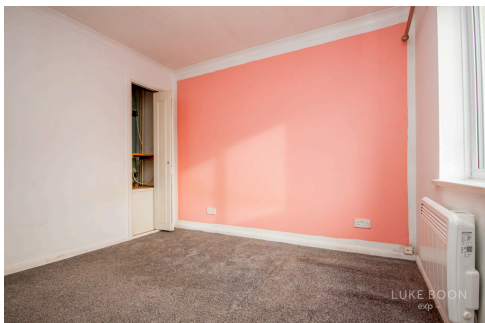
Tenure & Services

Tenure - Freehold

EPC - D

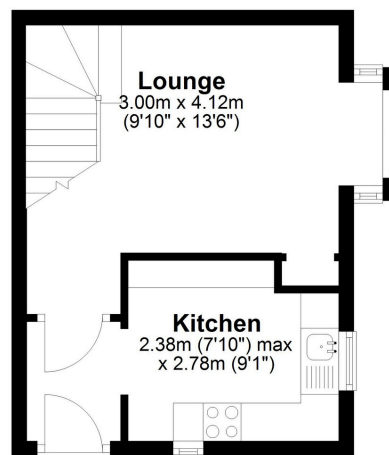
Council Tax Band - B

Services - Mains Electricity, Water & Drainage. Connected to Fibre Broadband Heating - Electric Modern Night Storage Heaters



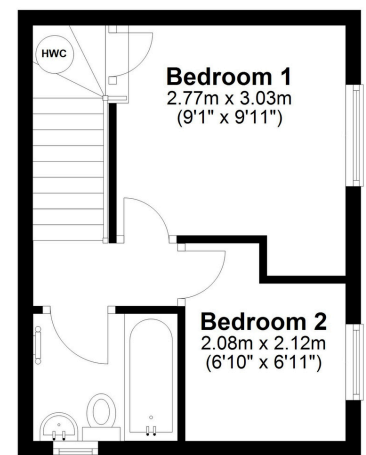
## Ground Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



## First Floor

Approx. 22.6 sq. metres (243.4 sq. feet)



Total area: approx. 46.0 sq. metres (494.8 sq. feet)

**Walnut Drive, Plympton, Plymouth**

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 90        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 59      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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

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