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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



-  2 BEDROOMS
-  1 RECEPTION ROOM
-  1 BATHROOM
-  594 SQ.FT
-  FREEHOLD

KIRKSTALL CLOSE  
WESTON MILL  
PL2 2SD

**OFFERS OVER £175,000**

Excellent, two double bedroom starter home, complete with a private rear garden, large driveway, solar panels & a heat pump. Viewing highly advised.



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Kirkstall Close is a quiet cul-de-sac on the edge of Weston Mill and Beacon Park. Giving easy access into Devonport Dockyard and onto the A38 Devon Expressway.

Kirkstall Close is located close to local bus routes leading into the city centre, plus an abundance of local and national traders. Local Primary Schools and Ham Woods are located close by.

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 entrance hall, which has a door leading through to the lounge/dining room and a doorway leading into the kitchen. There is a handy under stairs storage cupboard and stairs leading up to the first floor.

Located at the rear of the property is the lounge/dining room which has a door which opens out onto the rear garden. There is a large window to the rear elevation. The lounge is an excellent size and is well presented.

The kitchen is located at the front of the property and has a range of wall and base mounted units, complete with a work surface over. There is space and plumbing for a washing machine, a dishwasher, a stand alone fridge/freezer and a cooker. There is a window to the front elevation and tiled splash backs.

Upstairs, the first floor landing gives access through to both double bedrooms and the bathroom. There is a loft hatch, which gives access to the partially boarded loft which is accessed via a pull down ladder.

Both bedrooms are a good double size. Bedroom one has a built in cupboard housing the hot water cylinder. The bathroom has tiled splash backs, a panelled bath with an electric shower overhead, a low level w/c and a hand wash basin. There is a heated towel rail and an extraction fan.

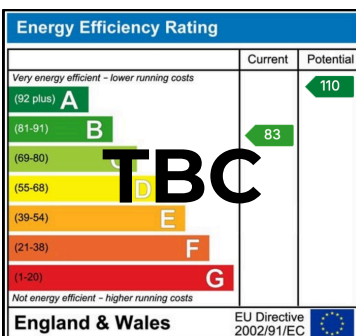
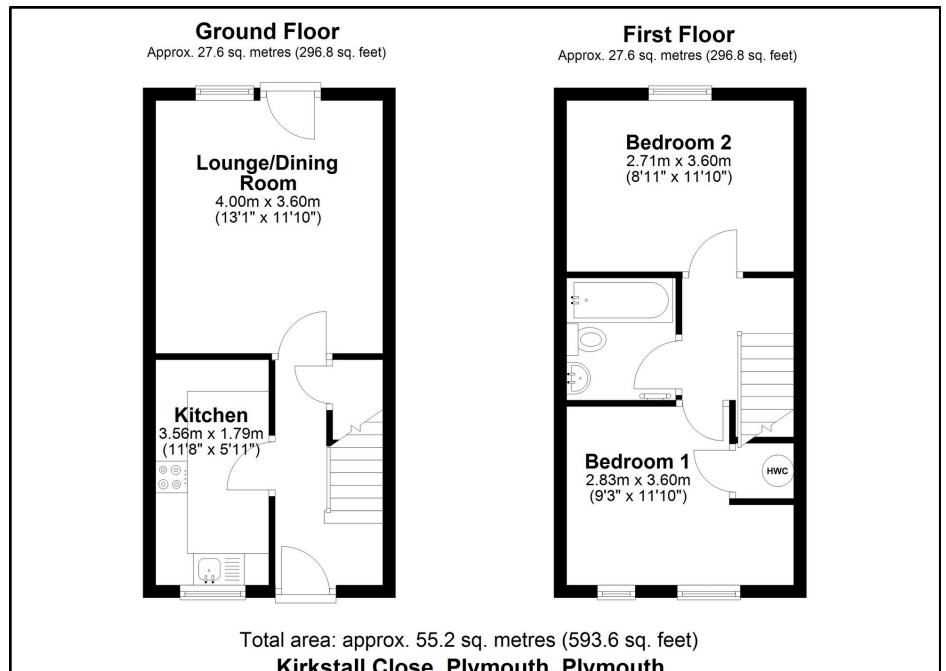
## Outside

Externally, the rear garden is low maintenance and has a decked area with steps up to an artificial lawn. The garden is fully enclosed and has a gate leading out to a rear service lane.

At the front of the property is a driveway which runs the full width of the property. There is an outside tap.

## Tenure & Services

Tenure - Freehold  
 Services - Mains Water, Electricity & Drainage  
 Renewables - Solar Panels & Air Source Heat Pump  
 EPC - TBC  
 Council Tax Band - B



Website Link

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

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