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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1052 SQ.FT



FREEHOLD

HIGHER PARK CLOSE PLYMPTON PL7 1XG £260,000

Three bedroom, semi-detached family home located within a quiet cul-de-sac, with a private driveway, south-facing garden, large garage & no onward chain.



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Located in a quiet cul-de-sac in the Yealmpstone Farm area of Plympton, Higher Park Close is situated close to Yealmpstone Farm Primary School, 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 the hallway which has doors leading through to the lounge and the kitchen. Stairs lead up to the first floor. There is a window to the front elevation and an under-stairs storage cupboard.

The lounge has a large window to the front elevation and leads through to the dining room. The two rooms are a great size. The dining room has a door leading through to the kitchen and out to the conservatory. The conservatory has triple aspect windows to both sides and rear elevations and a sliding patio door out onto the rear garden.

The kitchen is a galley style kitchen and has a wide range of base and wall-mounted units. There is space for an array of appliances, windows to the side and rear elevations and a door leading out onto the rear garden. The kitchen is a good size and there is potential to knock through to create a kitchen/dining room if desired.

Upstairs, the first floor landing gives access to all three bedrooms and the family bathroom.

Bedroom one is located at the front of the property and is well presented with space for an array of large furniture and a window to the front elevation.

Bedroom two is located at the rear of the property and has a range of fitted units and a window to the rear elevation. Bedroom three is a single room with a window to the front elevation and a handy storage cupboard which houses the combi boiler.

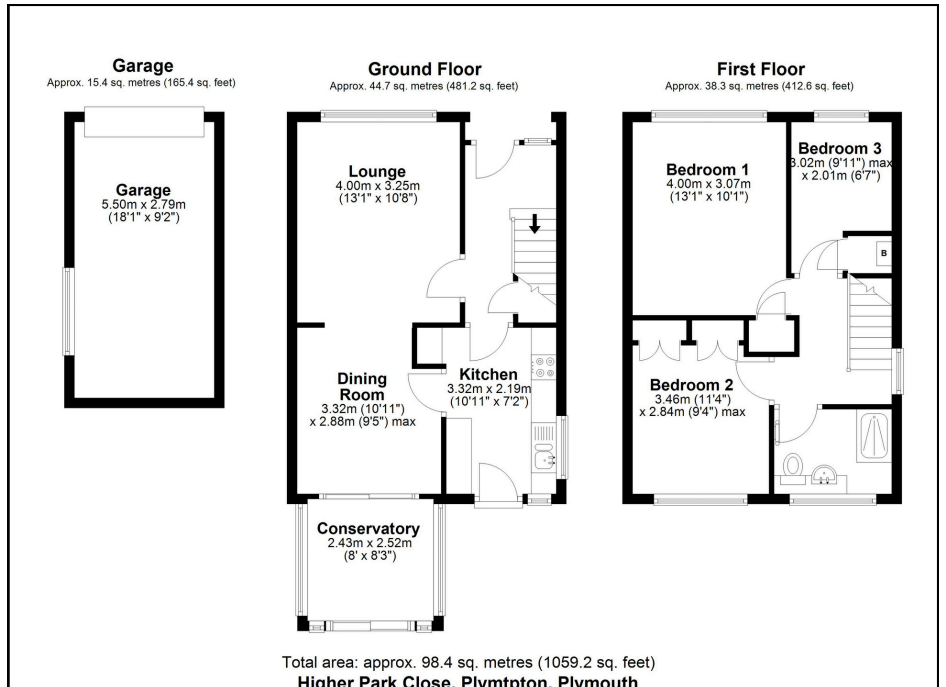
The shower room is well presented with a shower cubicle, low level wc and a hand wash basin. There is a large window to the rear elevation and a heated towel rail.

Outside

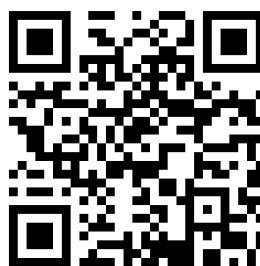
The rear garden is south-facing and is mainly laid to lawn with a range of mature trees, plants and shrubs. The rear garden is accessed by the conservatory and the kitchen. There is parking available for three vehicles and a large garage which has power and lighting. The front garden is mainly laid to lawn.

Tenure & Services

Tenure - Freehold
 EPC - C
 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)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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