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LUKE BOON

POWERED BY
exp^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



896 SQ.FT



FREEHOLD

HUMBER CLOSE
DEER PARK
PL4 7PA

£220,000 - £230,000

Beautifully presented Edwardian family home with open plan living space, three bedrooms, two bathrooms & a south-facing rear garden



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Humber Close is a quiet cul-de-sac located in the popular residential area of Deer Park. Deer Park has a local bus route which leads into the city centre and is located close to the A38 Devon Expressway, plus local shops and schooling.

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 large entrance hall which has space for shoes and coats and doors leading into the kitchen, lounge and downstairs cloakroom. There is a window to the front elevation and stairs leading up to the first floor. The cloakroom has a low level wc and a hand wash basin.

The lounge is located at the front of the property and has a large window to the front elevation, space for a range of large furniture and a feature fireplace.

Located at the rear of the property is the kitchen and dining room. The dining room has French doors leading out to the rear garden and a doorway opening into the kitchen giving the two rooms an open plan feel.

The kitchen has a wide range of wall and base mounted units with a work surface over and space for a range of appliances. There is a door leading out onto the rear garden, under counter lighting and tiled splash-backs. There are two large storage cupboards within the kitchen.

Upstairs the first floor landing leads through to all three bedrooms, the family shower room and a large airing cupboard. The airing cupboard houses the combi boiler which is approximately 12 months old.

The main bedroom is at the rear of the property and has a window which overlooks the rear garden. Bedroom two is a good sized double with a window to the front elevation. Bedroom three is a large single.

The shower room is newly installed with a large walk-in shower, a low level wc, hand wash basin and a heated towel rail. There are panelled splash-backs, an extraction fan and an obscured window to the front elevation.

The property has undergone a huge transformation since the vendors have owned the property. All of the windows were installed in 2014. The boiler is approximately twelve months old and the radiators are six years old.

Outside

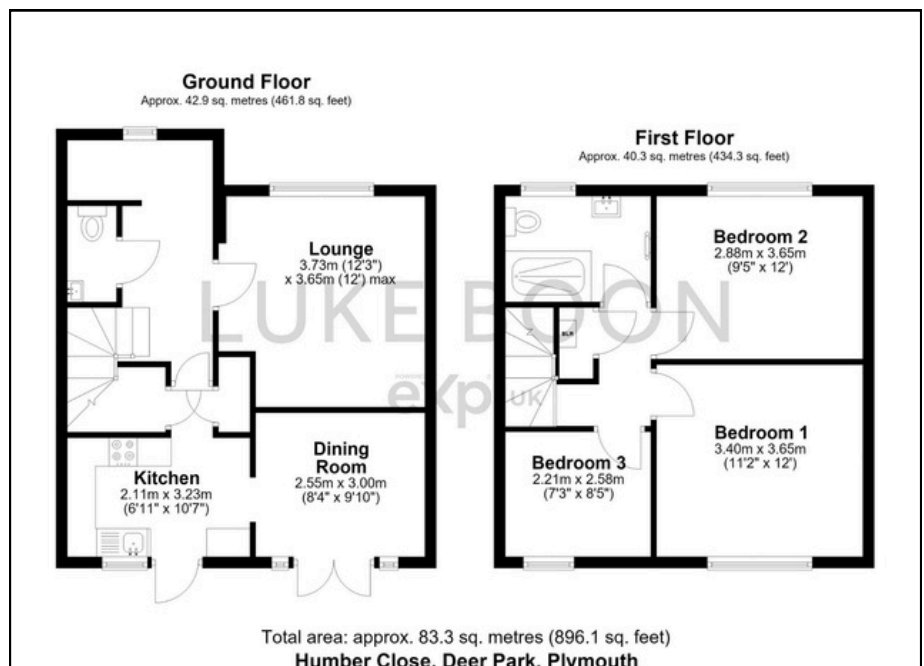
Externally the rear garden is spread over two tiers and is fairly low maintenance. The bottom tier has an outside tap and a large storage shed and is laid to patio. The top tier is a mix of patio and lawned area with the rear garden backing on to woodland.

Tenure & Services

Tenure - Freehold
Council Tax Band - B
EPC - TBC

Services - Mains Water, Gas, Drainage & Electricity. Connected to Fibre Broadband

- Mid Terraced Family Home
- Three Bedrooms
- Large Lounge
- Open Plan Kitchen/Dining Room
- South-Facing Garden
- Downstairs Cloakroom
- Ample Storage Space
- Quiet Cul-De-Sac Location
- Close To Local Schooling & An Abundance Of Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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