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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



730 SQ.FT



FREEHOLD

WESTERN DRIVE
EFFORD
PL3 6BQ

OFFERS OVER £210,000

Beautiful, two double bedroom starter home. Complete with an open plan kitchen/dining room, large lounge, downstairs cloakroom & a large garden.



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Western Drive is a quiet road in the heart of Efford. Located close to Old Laira Road & Laira, Western Drive is located close to High View Primary School, OFSTED Outstanding, and Torridge Way Shopping Centre. There are local parks and green spaces located close by, plus a bus route which leads into the City Centre and Mutley Plain.

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 hallway, which has a door leading through to the lounge and stairs leading up to the first floor. There is a built in cupboard housing the meters.

Located at the front of the property is the lounge, which has a large bay window to the front elevation and a doorway leading through to the open plan kitchen/dining room. The lounge is a good size and has space for an array of furniture.

At the rear of the property is the kitchen/dining room which is a great size and has a modern fitted kitchen with space for an array of appliances. There are three windows to the rear elevation and an opening leading into a rear vestibule, which has a large under stairs storage space and a downstairs cloakroom. The cloakroom has a low level w/c with a hand wash basin above and a window to the side elevation.

Upstairs, the first floor landing gives access to both bedrooms and the bathroom. Bedroom one is located at the front of the property and has a large built in storage cupboard and a window to the front elevation.

Bedroom two is a good size double room, with a window to the rear elevation. The bathroom is very well presented with a freestanding bath, a corner shower, a low level w/c, hand wash basin and a heated towel rail. There is an extraction fan and an obscured window to the rear elevation.

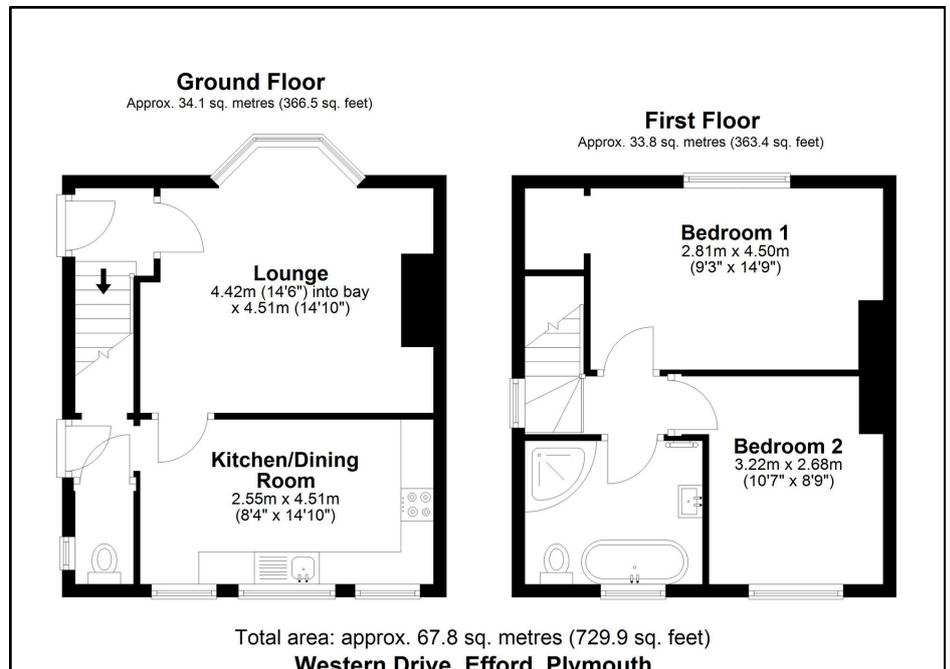
Outside

Externally, the rear garden is a good size with a large patio area and a large lawn. There is a pathway leading down to the front and back door and down to the front garden.

The front garden is tiered with steps leading up to the front door.

Tenure & Services

Tenure - Freehold
 EPC - D
 Council Tax Band - B
 Services - Mains Water, Electricity, Gas & Drainage. Access to Fibre Broadband



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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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