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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



3 RECEPTION ROOM



1 BATHROOM



1355 SQ.FT



FREEHOLD

LEAT WALK
ROBOROUGH
PL6 7AT
£425,000

Fabulous, link-detached family home set on an envious corner plot. Offering three double bedrooms, ample off road parking, three reception rooms, large garage & a south facing garden.



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Leat Walk is a quiet cut-de-sac in the popular residential area of Roborough, located on the edge of Plymouth. Giving easy access onto Dartmoor National Park, Bickleigh Village, Derriford Hospital and into Woolwell.

Roborough has a wide range of local amenities, including a bus route into the city centre and a range of local and national traders. There is a local pub, vet and salon located within the village.

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 a large entrance hall, which has doors leading through to the kitchen, lounge/dining room and the downstairs cloakroom. There is a tiled floor which continues into the kitchen and has a staircase with glass balustrade leading up to the first floor accommodation.

Located at the rear of the property is the kitchen, which has a range of wall and base mounted units, complete with a work surface over. There is a range of integral appliances, including a dishwasher, fridge and freezer, plus a window to the rear elevation and a door leading into the garden room.

The garden room is a great size and has dual aspect windows and a set of French doors which lead out onto the south facing garden. There is a large skylight and a door leading into the integral garage.

The lounge/dining room is a fabulous size and has a set of French doors opening out onto the south facing garden and a window to the front elevation. There is space for an array of large furniture and is a perfect space for entertaining with family and friends.

Upstairs, the first floor landing has doors leading into all three double bedrooms and the bathroom. There is an airing cupboard which houses the combi-boiler and a loft hatch with a pull down ladder. The loft is partially boarded.

All three bedrooms are a double size and are all well presented. The family bathroom is newly installed with a panelled bath with a shower over head. The bathroom has marble effect splash backs, an oval hand wash basin with storage cupboard underneath and a low level w/c. There is a heated towel rail, an extraction fan and an obscured window to the front elevation.

Outside

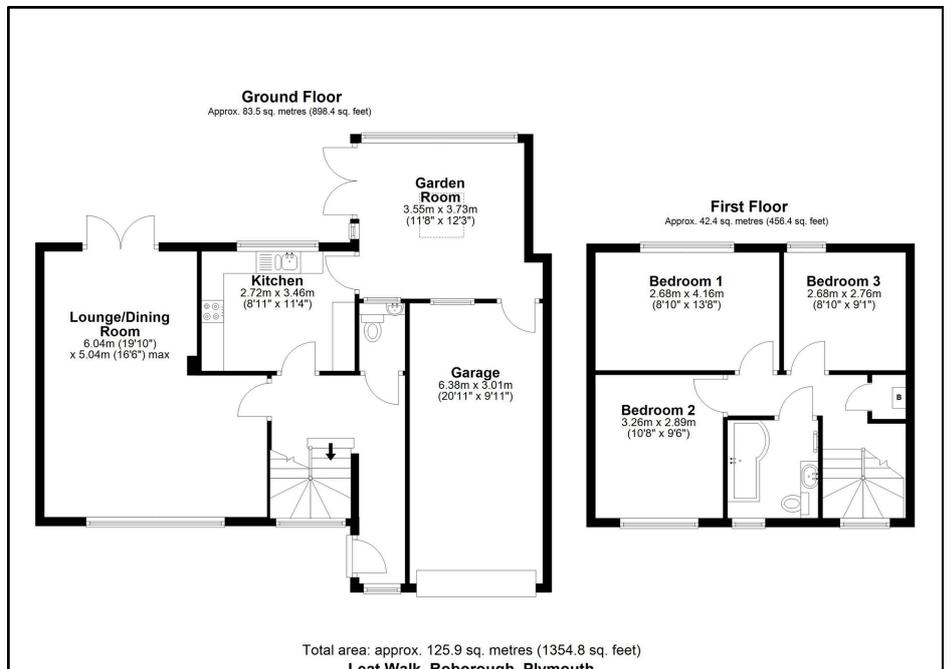
Externally, the rear garden is accessed via the lounge/dining room and the garden room. The rear garden is low maintenance and is South facing. There is a large lawn and a patio area, plus a gate leading out to the side garden.

The property has a large driveway, with space for several vehicles. There is a large integral garage which has an electric roller door and space and plumbing for a washing machine and tumble dryer.

The property is set on a large, corner plot and has potential for a side and rear extension, subject to planning permission being granted.

Tenure & Services

Tenure - Freehold
 EPC - D
 Council Tax Band - D
 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		
(69-80)	C		79
(55-68)	D	64	
(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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