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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



604 SQ.FT



FREEHOLD

BAKERS CLOSE
PLYMPTON
PL7 2GH
£210,000

Immaculate starter home, located within a quiet cul-de-sac, with an open plan living space. Two double bedrooms, south facing garden & allocated parking.



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Located in a quiet cul-de-sac in Chaddlewood, Plympton, Baker's Close is situated close to Chaddlewood Shopping District, 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.

You enter the property into the entrance hallway which has stairs leading up to the first floor and an opening leading through to the lounge and into the kitchen. There is a laminate floor which runs throughout the downstairs of the property.

The kitchen has a range of wall and base mounted units with a range of integral appliances. There is space for a washing machine and a stand alone fridge/freezer. The kitchen houses the gas boiler and has a window to the front elevation.

The lounge/dining room is a good size and has a door leading out onto the south facing garden. There is space for a range of furniture and two windows to the rear elevation, which flood the room with natural light.

Upstairs the first floor landing gives access to both bedrooms and the bathroom. There is a loft hatch giving access to the partially boarded loft. Bedroom one is at the rear of the property which has a window to the rear elevation and a range of mirrored fitted wardrobes providing excellent storage space.

Bedroom two is at the front of the property and has two windows to the front elevation, has a built in storage cupboard housing the hot water cylinder, plus a fitted mirrored wardrobe.

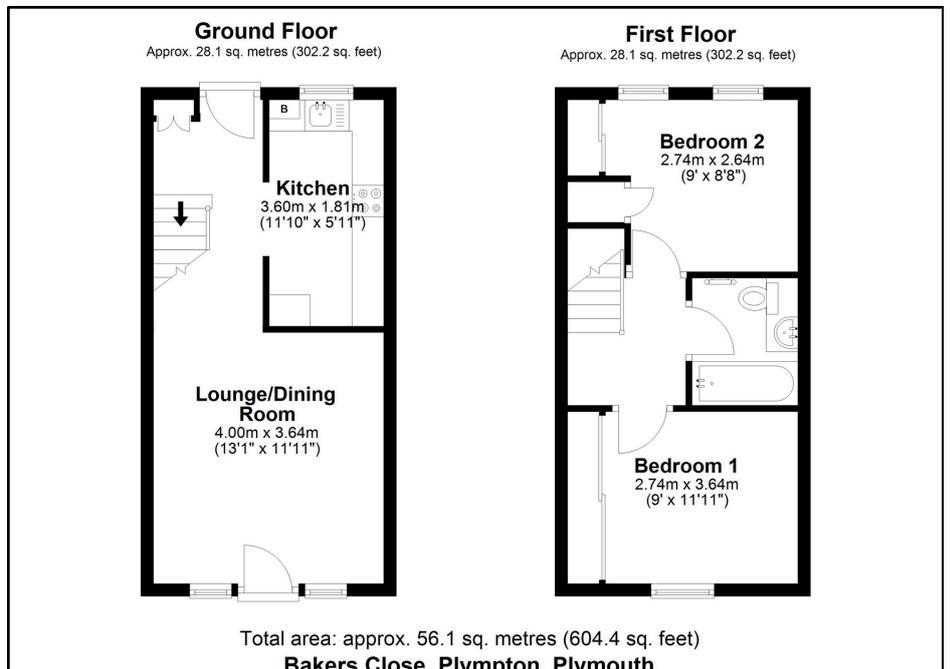
The bathroom is beautifully presented and has tiled walls with a panelled bath with an electric shower overhead. There is a low level w/c, hand wash basin, heated towel rail and an extraction fan.

Outside

Externally, the rear garden is mainly decked and is south facing. There are steps leading down to an artificial lawn which has a pergola and a large storage shed. There is ample space for a range of outdoor furniture and outside power points. The property has allocated parking located close to the property. There is an outside power point and a tap in the front garden.

Tenure & Services

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	76	
(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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