

lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1052 SQ.FT



FREEHOLD

**BORINGDON HILL
PLYMPTON
PL7 4DL
£260,000**

Well presented three bedroom semi-detached home, set on a corner plot, requiring modernisation. Large garage & rear garden. No onward chain.



LUKE BOON

Personal Estate
Agent



lukeboon.expuk.com
 01752 295996
 07810 601815 (WhatsApp)
 luke.boon@expuk.com

LUKE BOON

POWERED BY **exp** UK
 Personal Estate Agent

Facebook - lukeboonestateagent
 Instagram - @lukeboonestateagent
 Youtube - @lukeboonestateagent

Boringdon Hill is located on the edge of Colebrook Village and gives easy access to both Boringdon Primary and Heles Secondary School. Dartmoor National Park and Boringdon Hall Hotel is located close by.

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 a large entrance porch which has space for shoes and coats and a door leading into the main entrance hall. The entrance hall leads through to the open plan lounge/dining room and stairs lead up to the first floor.

The open plan lounge/dining room is a great size and has dual aspect windows to the front elevation and a sliding patio door to the rear elevation, giving access out on to the rear garden. There is a door leading into the kitchen.

The kitchen is well presented and has a range of wall and base mounted units, complete with a work surface over. There are two large pantry cupboards, a window to the rear elevation and a door leading through to the conservatory.

The conservatory has triple aspect windows to the front, rear and side elevations and give access out onto the rear garden.

There is a tiled floor.

Upstairs the first floor landing leads through to all three bedrooms and the shower room. There is a loft hatch and a window to the side elevation.

Bedroom one is located at the front of the property and has a fitted wardrobe which houses the combi-boiler. Bedroom two is at the rear of the property and has a range of fitted furniture and a window to the rear elevation. Bedroom three is a single bedroom and has a window to the front elevation.

The shower room has a window to the rear elevation, a shower cubicle, low level wc and hand wash basin. There is a heated towel rail and an extraction fan.

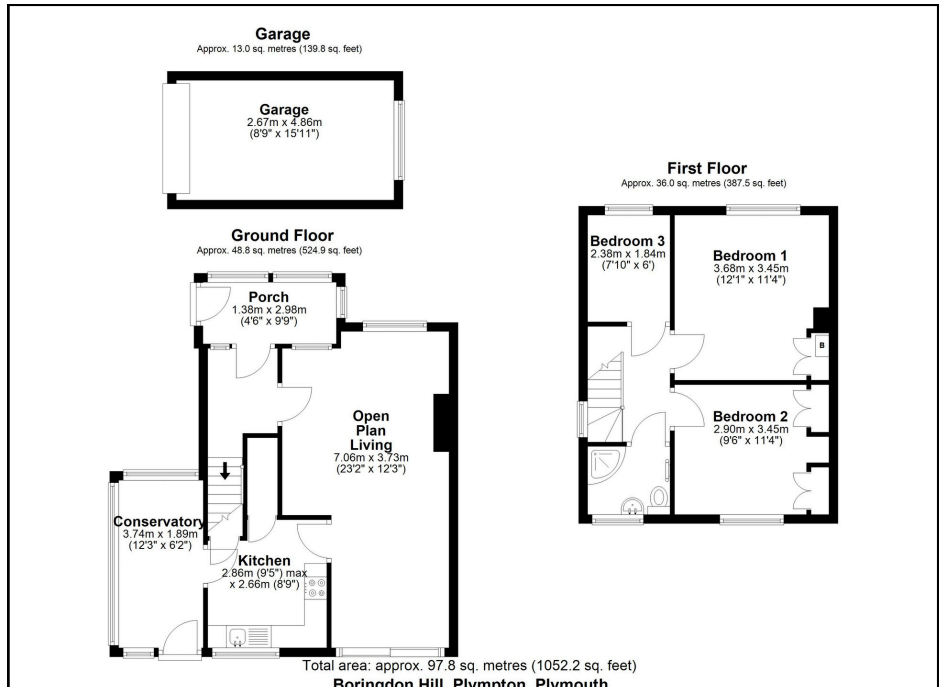
Outside

The property is set on a corner plot with front, side and rear gardens which are mainly laid to lawn. The rear and side garden is fully enclosed and has a gate leading out to the service lane.

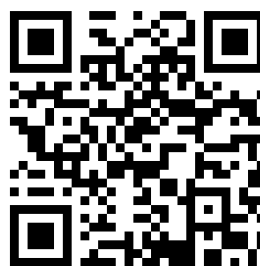
The garage is a good size and has an up and over door and a window to the side elevation. There is potential to install off-road parking at the front of the property, subject to planning permission being granted.

Tenure & Services

Tenure - Freehold
 EPC - TBC
 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

lukeboon.exp.uk.com
 01752 295996
 07810 601815 (WhatsApp)
 luke.boon@exp.uk.com

Facebook - lukeboonestateagent
 Instagram - @lukeboonestateagent
 Youtube - @lukeboonestateagent