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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



1280 SQ.FT



FREEHOLD

TITHE ROAD  
PLYMPTON  
PL7 4QQ  
£325,000

Flexible four bedroom, family home, set in a quiet cul-de-sac. Large lounge, main en-suite shower room, driveway parking, landscaped rear garden & no onward chain



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Tithe Road is a quiet cul-de-sac located in the heart of Woodford in Plympton. Located close to Woodford Primary School and Hele Secondary School, there are an array of further amenities located close by, including local shops, a golf course and a bus route giving access into the city centre.

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 a porch, which has doors leading into the entrance hall and has a door leading out onto the rear garden. There is space for shoes and coats.

The entrance hall leads through to the lounge, kitchen, bedrooms three and four, the bathroom and a cloakroom.

Located at the front of the property is a large lounge, which has a large window to the front elevation, giving views over the surrounding area. The room is a good size and is well presented. Also located at the front of the property is the kitchen, which has a wide range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances, plus a double oven and electric ceramic hob. There is a pull out breakfast bar, a large window to the front elevation and tiled splash backs to finish.

Both bedrooms three and four are located at the rear of the property and overlook the rear garden. Bedroom three is an excellent size, with a window to the rear elevation and a large built in storage cupboard.

Bedroom four is currently used as a dining room and has a sliding patio door giving access out onto the rear garden.

The bathroom has tiled splash backs, a bath and a hand wash basin. There is an obscured window to the side elevation. The cloakroom has matching tiles to the bathroom, with a low level w/c, hand wash basin and an obscured window to the side elevation.

Upstairs, the first floor landing gives access to both bedrooms one and two and has a loft hatch.

Bedroom one is located at the front of the property and has a large window to the front elevation, a mirrored built in wardrobe and has access into a large en-suite. The bedroom is an excellent size. The en-suite has a separate w/c, a shower cubicle, hand wash basin and a range of built in base mounted units. There is a range of mirrored wardrobes, a large airing cupboard and a skylight to the front elevation. There is access into the eaves.

Bedroom two is located at the rear of the property and has a large window to the rear elevation. There is access into a large store room, which can be converted into another bedroom or bathroom.

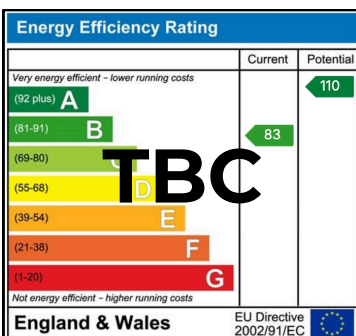
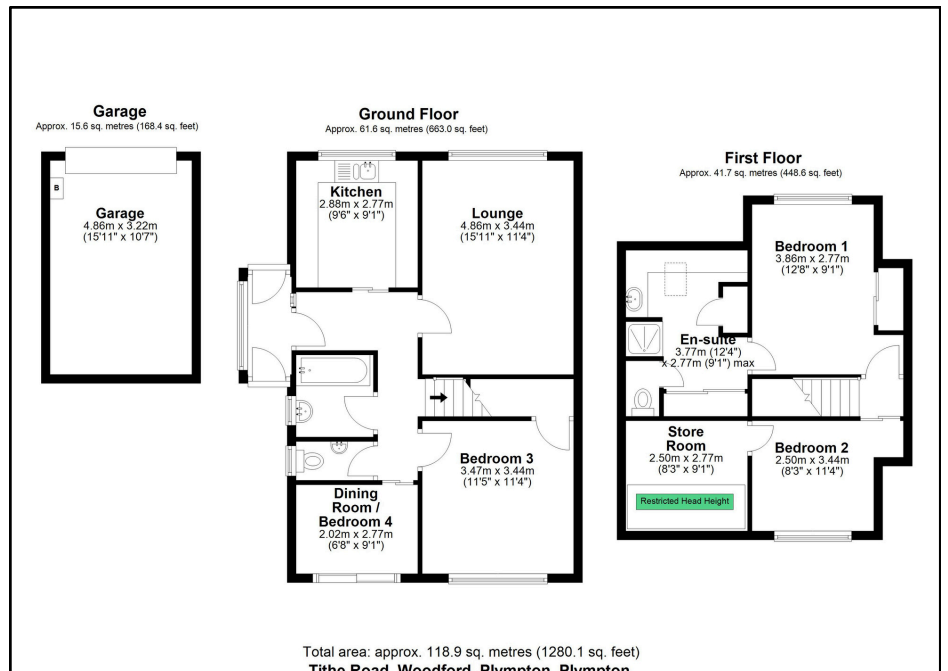
The property offers excellent potential and can be completely changed to create either additional living space or additional bedrooms, if required. The combi-boiler is 18 months old and the property is offered with no onward chain.

Externally, the rear garden is private and accessed via the dining room/bedroom four and the entrance porch. The rear garden is spread over two tiers and has a large patio area with steps up to a level chipped area. There is an array of mature plants and shrubs.

The front garden is well manicured and has a wide range of mature plants and shrubs. There is a driveway with parking for one car and a garage. The garage has an electric up and over door, with power and lighting. The garage houses the combi-boiler which is around 18 months old.

There is an opportunity to purchase additional land at the rear of the property.

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



Website Link

Any questions? Want to make an offer?  
 Please get in touch

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