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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1062 SQ.FT



FREEHOLD

THE KNOLL PLYMPTON PL7 4SH

OFFERS OVER £325,000

Superb detached bungalow, set on a fairly level plot, with off road parking & a detached garage. Two double bedrooms, river views, west facing garden & no onward chain



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The Knoll is a quiet cul-de-sac and is located in the popular suburb of Woodford, Plympton. Giving easy access to an abundance of additional amenities, including local shops and bus routes. There is a bus route leading into the City Centre and towards the Ridgeway.

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 large entrance hall, which has doors leading into the lounge, dining room, bathroom and both double bedrooms. The hallway is well presented and has an airing cupboard and a loft hatch giving access into the loft. The loft is fully boarded and has a skylight to the rear elevation.

Located at the front of the property is the lounge area, which has a bay window to the front elevation and two windows to the side elevation. There is a feature fireplace and space for an array of large furniture. Behind the lounge is the dining room, which has an archway leading through to the kitchen and a door and window giving level access to the rear garden. The dining room is well presented with space for a dining room table and chairs.

Accessed via the dining room is the kitchen, which has a range of wall and base mounted units, complete with a work surface over and a range

of integral appliances. There is a pantry cupboard with a window to the rear elevation and access through to a small rear porch, which houses the combi-boiler, and has a door opening out onto the rear garden. There is potential to create a larger, open plan kitchen/dining room if required by removing the wall between the kitchen and dining room.

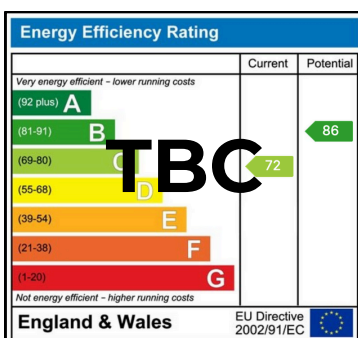
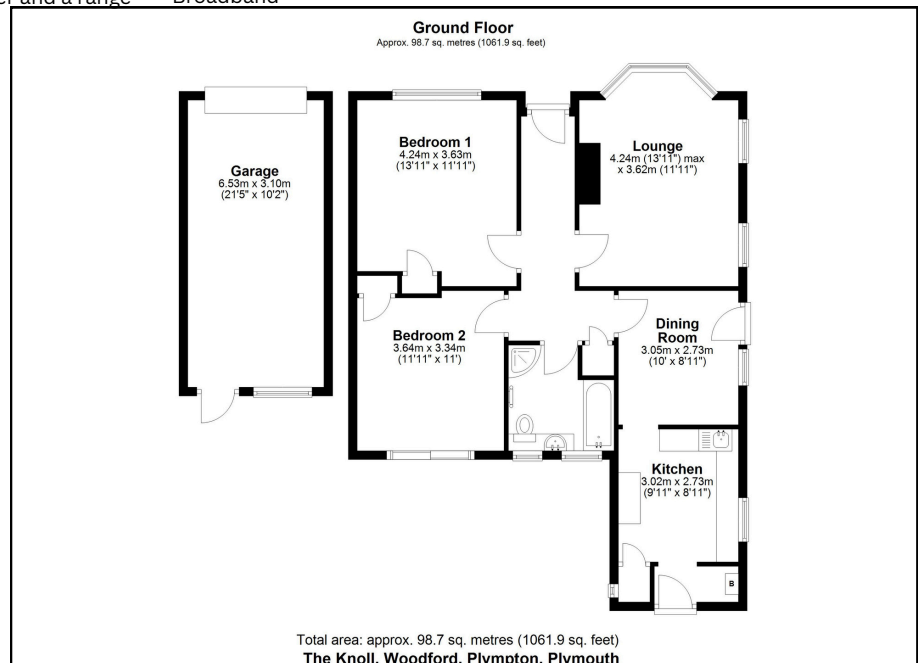
Both bedrooms are a good double size, with the main bedroom having a window to the front elevation and a range of fitted storage units. Bedroom two is located at the rear of the bungalow and has a large patio door/Juliette balcony, offering far reaching views down the River Plym Estuary and surrounding area.

The bathroom is a good size, with two obscured windows to the rear elevation. There is a panelled bath, a corner shower, low level w/c and a hand wash basin. There is an extraction fan, a heated towel rail and tiled splash backs.

Externally, the rear garden is full of mature plants and shrubs, with a large patio area, artificial lawn and a decked area. There is a large summer house with power and space for a shed. The rear garden is west facing, enjoying the afternoon and evening sunshine and is accessed via the kitchen and dining room. There are doors leading into the cellar space and into the rear of the garage.

The garage has an electric roller door with power and lighting. There is a window to the rear elevation and a door leading out onto the rear garden. There is parking in front of the driveway for one car or vehicle.

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



Local Authority City Of Plymouth	Council Tax Band: D Annual Price: £2,325
Conservation Area No	Flood Risk Very low
Floor Area 0 ft ² / 0 m ²	Plot Size 0.11 Acres
Mobile Coverage	Broadband
EE ●	Basic 4 Mbps
Vodafone ●	Superfast 43 Mbps
Three ●	Ultrafast 1800 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	



Website Link