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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



600 SQ.FT



FREEHOLD

## WALNUT GARDENS

### PLYMPTON

### PL7 2ZF

### GUIDE PRICE

### £200,000 - £210,000

Beautifully presented starter home with a large private garden, newly installed kitchen & bathroom. Wood burner & two allocated parking spaces.



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Located in a quiet cul-de-sac in Chaddlewood, Plympton, Walnut Gardens 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.

## The Property

You enter the property into the lounge, which has a storage cupboard and an area for shoes and coats. The lounge is a great size, with a window to the front elevation, a newly installed wood burner and a door leading through to the kitchen/breakfast room. There is a window to the front elevation and stairs leading up to the first floor.

Located at the rear of the property is the open plan kitchen/breakfast room, which is newly installed and has a door leading out onto the rear garden. The kitchen is fitted with a range of integral appliances including an electric oven and a slim line dishwasher. There is space for a washing machine, a tumble dryer and a small table and chairs.

Upstairs, the first floor landing leads through to both bedrooms and the newly installed bathroom. There is a loft hatch and an airing cupboard housing the hot water cylinder.

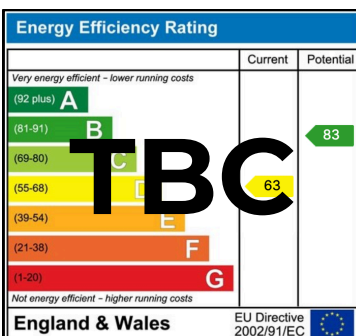
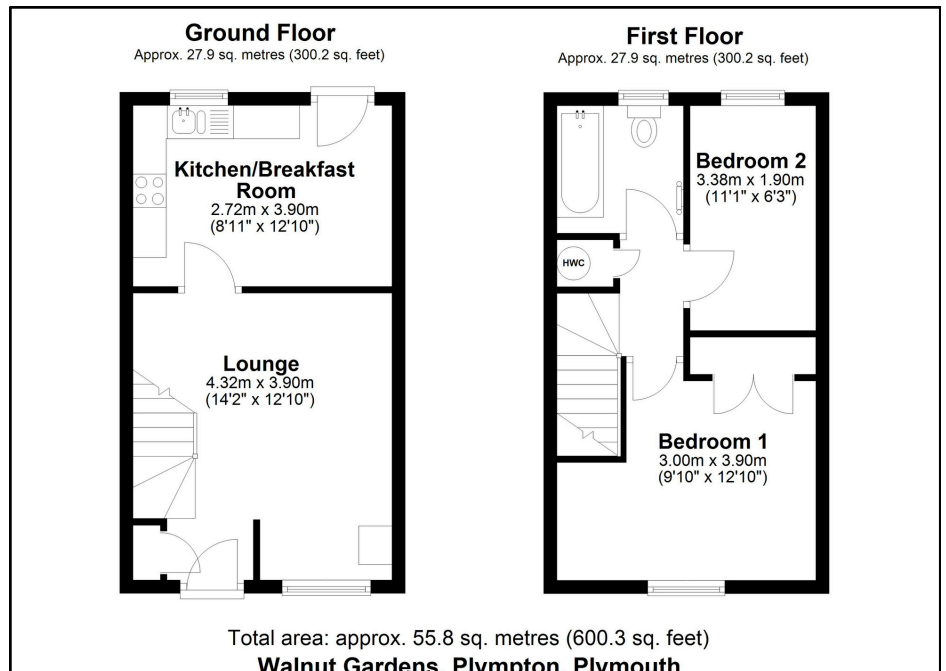
Bedroom one is located at the front of the property and has a range of built in wardrobes and is a great double size. Bedroom two is a single room, currently dressed as a home office. The bathroom has tiled splash backs, a low level w/c, panelled bath with a shower over head and a hand wash basin. There is a heated towel rail, extraction fan and an obscured window to the rear elevation.

## Outside

Externally, the rear garden is wonderfully presented and has a large patio area and level lawn. There is wooden shed and a pathway which leads to the front of the property. The rear garden is fully enclosed and has an outside tap. The property has two allocated parking spaces which are located close to the property.

## Tenure & Services

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



Website Link

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

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