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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



632 SQ.FT



FREEHOLD

REDDINGTON ROAD
HIGHER COMPTON
PL3 6PT
OFFERS OVER £260,000

Beautifully presented detached bungalow, set on a fairly level plot. Ample off road parking, private west facing garden & no onward chain.



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Reddington Road is located in the heart of Higher Compton which has a wide range of amenities, including bus routes into the city centre, local and national traders, eateries and two 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 entrance hallway, which has space for shoes and coats and doors leading to each room. There are dual aspect windows to the front and side elevation and a storage cupboard housing the combi-boiler.

Located at the front of the property is the lounge/dining room, which is a good size and has dual aspect windows to the front and side elevation, giving elevated views over the surrounding area. There is a solid wood floor which continues into the entrance hall.

The kitchen is located next to the lounge and has a wide range of wall and base mounted units, complete with a stone work surface over. There is an integral Miele electric fan assisted oven, with a Miele induction hob above and a Miele extraction hood. There is space for a range of further appliances, plus a stainless steel sink drainer unit. The kitchen has glass splash backs and a door which opens out onto the side garden area. There are two windows to the side elevation, an extraction fan and a heater within the kick board which is part of the central heating system.

Both bedrooms are a good double size and are located at the rear of the bungalow. The main bedroom has a large window to the rear elevation and a built in double wardrobe.

Bedroom two is a smaller double and has a window to the side elevation and a built in single storage cupboard. There are French doors which open out onto the rear garden.

The shower room has recently been installed and has a walk in shower cubicle, with a low level w/c and a hand wash basin. There are marble effect splash backs, an extraction fan, an obscured window to the side elevation and a heated towel rail. This bungalow is superbly presented and is offered to the market with no onward chain.

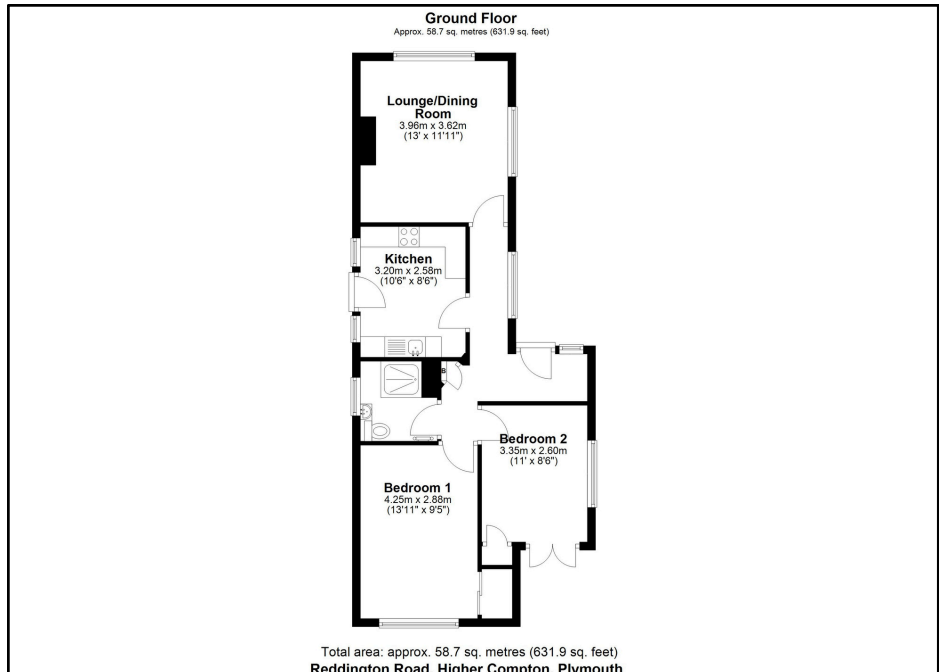
Outside

Externally, the property has a long block paved driveway with parking for a number of vehicles. There is a gate to the rear garden.

The rear garden has been landscaped and has a lawned area and a hard paved area. There is space for sheds and outside power points. The rear garden is accessed via the kitchen and second bedroom.

Tenure & Services

Tenure - Freehold
 EPC - D
 Council Tax Band - C
 Services - Mains Water, Gas, Drainage & Electricity



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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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