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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



888 SQ.FT



FREEHOLD

CANEFIELDS AVENUE
PLYMOUTH
PL7 1XH

OFFERS OVER £240,000

Wonderfully positioned starter home, set on a private plot, with a large south facing garden, large garage & driveway. Two double bedrooms & open plan living space.



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Located in a quiet cul-de-sac in the Yealmpstone Farm area of Plympton, Canefields Avenue is situated close to Yealmpstone Farm Primary School, 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.

You enter the property into the entrance porch which has windows to the front and side elevation and a door leading into the lounge/dining room. There is space for shoes and coats.

The open plan lounge/dining room is a great size with a large window to the front elevation. There are stairs leading up to the first floor and an archway leading through to the kitchen/breakfast room.

At the rear of the property is the kitchen/breakfast room which has a fitted kitchen with a range of wall and base mounted units, complete with a work surface over. There is space for a dishwasher and a fridge/freezer, plus an integrated electric oven and a four ring gas hob over. There is space for a small table and chairs, two windows to the rear elevation and a door which opens out onto the rear garden.

Upstairs, the first floor landing gives access to both double bedrooms and the bathroom. There is a loft hatch giving access into the loft space.

Both bedrooms are a good double size and run the full width of the property. The bathroom does need some decorative modernisation. There is a panelled bath with a shower over head, a low level w/c and a hand wash basin. There is an obscured window to the side elevation, an extraction fan and a large airing cupboard which houses the combi-boiler.

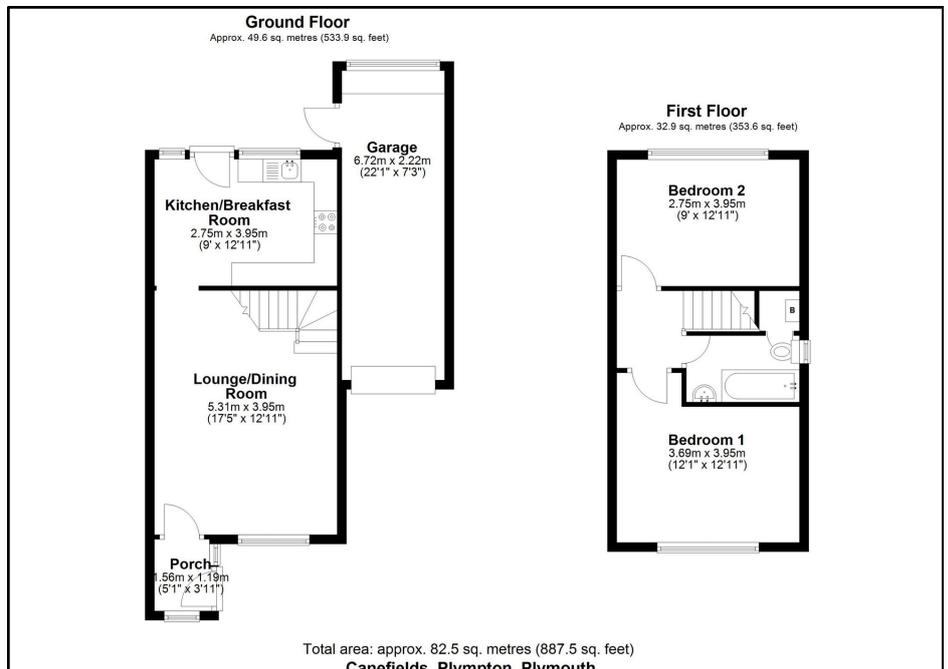
Externally, the property has a low maintenance front garden and a private driveway with parking for a large vehicle.

There is a large garage which has an up and over door, power, lighting and water. There is plumbing and space for a washing machine and a tumble dryer, with a window to the rear elevation and door leading out onto the south facing rear garden.

The rear garden is a great size with a patio area, raised decking area and a lawn. There is a handy storage cupboard and an outside tap.

Tenure & Services

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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

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