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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOM



2 BATHROOM



1990 SQ.FT



FREEHOLD

WALLACE ROAD
PLYMPTON PL7 1JN

£450,000

Detached family home with double width driveway, double garage & a south facing garden. Needing some decorative modernisation with no onward chain.



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Wallace Road is a quiet and sought after cul-de-sac in the heart of Plympton. Giving easy access to both The Ridgeway and A38 Devon Expressway, the property is located close to local bus routes and an abundance of local amenities.

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 hallway which has doors leading into all four bedrooms, the family bathroom and the integral double garage. There is a staircase descending to the lower ground floor.

All four bedrooms are a good size with bedrooms one and three offering elevated views over the surrounding area. The main bedroom has an en-suite shower room which comprises a low level wc, hand wash basin, shower cubicle with electric shower and an obscured window to the side elevation.

Bedrooms two and three are good size double rooms and bedroom four is a large single room.

The bathroom is fully tiled with a panelled bath with an electric shower overhead, a low level wc, hand wash basin and a heated towel rail. There is an obscured window to the side elevation.

Downstairs the inner hallway gives access to the lounge, kitchen and downstairs cloakroom. There is a large under-stairs storage cupboard offering excellent storage space.

The lounge is a wonderful size and has a feature fireplace and a patio door giving access out on to the rear garden. There is an archway leading through to the dining room. The dining room is a really good size and has a window to the rear elevation overlooking the rear garden. There are doors and windows leading into the kitchen/breakfast room.

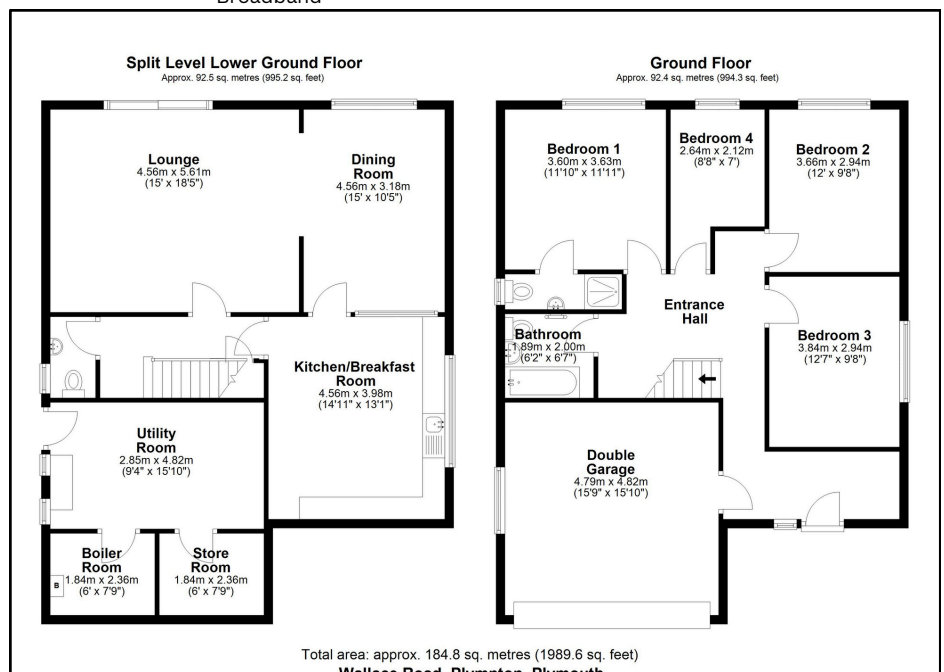
The kitchen/breakfast room is also a wonderful size and offers a wide round of wall and base mounted units with space for an array of appliances. There is a doorway leading into the utility room which is also a good size. The utility room has plumbing for a washing machine and tumble dryer and gives access into the boiler room and a large study/store room.

The property has had new double glazing installed recently and also a new combi-boiler installed recently. The property requires some decorative modernisation and is offered with no onward chain.

Externally, the property has a double width driveway with parking for two vehicles. There is an integral double garage, with an electric roller door, which has a door leading into the property. The rest of the front garden is low maintenance and is mainly laid to lawn.

The rear garden is south facing and can be accessed via the lounge and the utility room. There is a raised decked area with steps down to a large lawned area. The garden is flanked with mature shrubs and bushes. There is space for a potential extension to the side of the property.

Tenure - Freehold - EPC - D - Council Tax Band - F
Services - Mains Water, Electricity, Drainage, Gas. Connected to Fibre Broadband



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 64 | |
| (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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