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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



894 SQ.FT



FREEHOLD

CHURCHWAY WESTON MILL PL5 1AL £250,000

Beautifully presented three bedroom, semi-detached starter home. Private off-road parking, large garage, open plan living space & extensive south-facing rear garden.



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Churchway is a quiet residential road in the heart of Weston Mill. Giving easy access to Plymouth Dockyard and the A38 Devon Expressway, plus an abundance of local amenities.

The property is located close to a local bus route which gives access into the City Centre, plus Weston Mill Community Primary Academy, a local pub and a range of local and national traders.

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 hall, which has a solid oak wood floor, a window to the side elevation, a door leading into the open plan living space and stairs leading up to the first floor. There is an under-stairs storage cupboard which houses the combi boiler.

The open plan living space is superbly presented and has a lounge and dining room space, plus a fitted kitchen. The lounge is located at the front of the property and has a large window to the front elevation. The dining room has French doors leading out onto the south-facing rear garden and an archway through to the kitchen.

The kitchen has a range of wall and base mounted units, complete with a work surface over. There is space for an array of appliances and there is a window to the side elevation.

Upstairs, the first floor landing gives access to all three bedrooms and the shower room. There is a window to the side elevation and a loft hatch.

Both bedrooms one and two are a good double size, with bedroom one having elevated views towards Cornwall and over the River Tamar. Bedroom three is a large single room and has a built-in storage cupboard.

The shower room is newly installed and has a walk-in shower with matte black fittings, a low level wc, hand wash basin and a heated towel rail. There is an obscured window to the side elevation.

The property is offered with no onward chain.

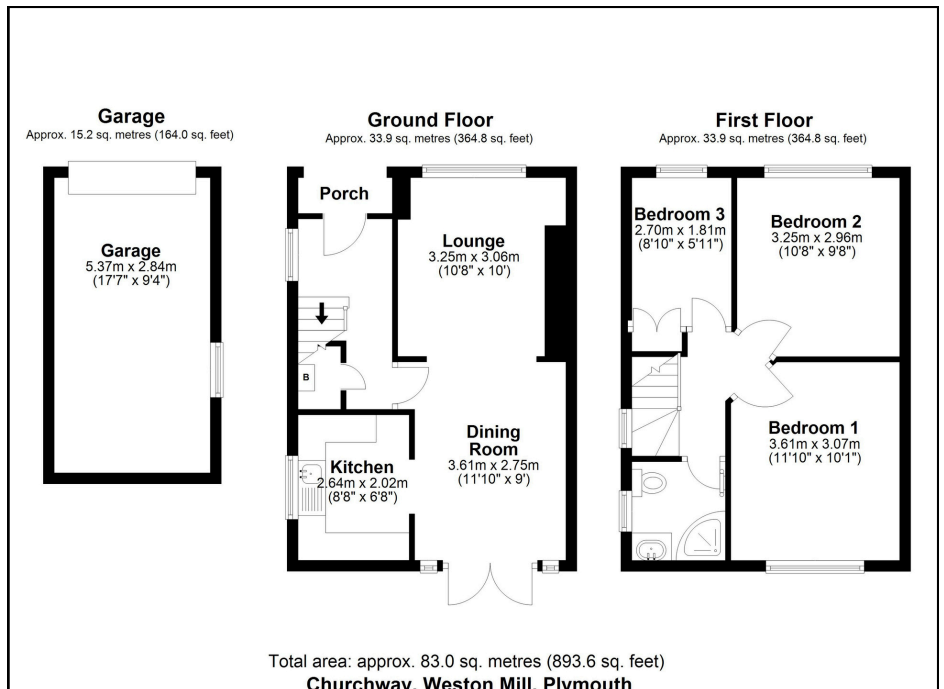
Outside

The rear garden is south-facing and is accessed via the dining room. There is a raised decked area which leads down to an artificial lawn. There is further development potential at the rear of the garden. The garden is fully enclosed and has a gate leading out to the driveway.

There are two off-road parking spaces at the front of the property, and a shared driveway which leads down to the garage. The garage is an excellent size and has an up and over door, plus a window to the side elevation. The garage has power.

Tenure & Services

Tenure - Freehold
 EPC - C
 Council Tax Band - B
 Services - Mains water, drainage, gas & electricity. Connected to fibre broadband



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(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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