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LUKE BOON

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exp UK
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOM



1 BATHROOM



1754 SQ.FT



FREEHOLD

OLD PRIORY
PLYMPTON
PL7 1SA
£350,000

Four storey Victorian townhouse, filled with character & tucked away in a quiet position. Private walled garden, large conservatory & open plan living space



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Nestled within one of Plympton's most historic and picturesque settings, Old Priory offers a rare opportunity to enjoy life in an exclusive enclave steeped in centuries of heritage. Set amongst the atmospheric remains of the medieval Plympton Priory, this unique location combines timeless character with a peaceful residential environment.

Surrounded by ancient stone walls and mature landscaping, Old Priory enjoys an enviable position just a short stroll from the Ridgeway, with its independent shops, cafés, restaurants and excellent 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.

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 via a composite door into a porch which has space for shoes and coats with a door leading into the main entrance hall. The entrance hall has stairs leading up to the first floor and down to the basement. There is a wide range of period features and doors leading through to the lounge and the dining room. There is an opening leading through to the kitchen.

Located at the front of the property is the lounge which has a feature fireplace with inset wood burner, a large window to the front elevation and an archway leading through to the dining room. The dining room has a feature fireplace and French doors leading through to the conservatory.

The kitchen is located at the rear of the property and has a wide range of wall and base mounted units, complete with a work surface over. There is an integrated double oven, a five ring gas hob and a dishwasher, plus space for a range of further appliances. There is a window and a door leading through to the conservatory.

The conservatory has dual aspect windows to the side and rear elevation which overlook the rear garden. There are French doors which open out onto the rear garden. The first floor landing gives access to bedrooms two, three and the family bathroom. There is also an additional wc.

Both bedrooms two and three are a good double size and have a range of period features.

The bathroom is an excellent size and has a matching white suite which includes a roll top bath and a large shower cubicle. There are two obscured windows to the side elevation, a tiled floor, feature fireplace and an extraction fan.

The main bedroom is located on the second floor and has three sky lights to the front elevation, exposed wooden beams and storage space within the eaves. The basement has two rooms which can be used as bedrooms if required. Both rooms are a good size. There is a doorway leading out to the front garden. This area could be a separate annexe or used as a home studio.

The rear garden is walled and private and has views towards St Mary's church. There are two large hard paved areas with a level lawn and a decking area. The garden is well presented and has a gate leading to the front garden. The front garden is mainly laid to lawn and has a range of mature trees and shrubs.

Agents Note

The property holds a right to park at the entrance of the gated community. This is on a first come, first serve basis. For more information, please enquire.

Tenure & Services

Tenure - Freehold
 Council Tax Band - C
 EPC - D 66/80
 Services - Mains Water, Gas, Electricity & Drainage. 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	66	
(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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