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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



978 SQ.FT



FREEHOLD

COUNTY CLOSE
PLYMPTON
PL7 2UA
£300,000

Exquisite, extended family home located within a quiet cul-de-sac. Offering open plan living space, a south facing garden, garage & driveway.



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County Close is a quiet cul-de-sac located in the centre of Plympton. Within walking distance to Glen Park Primary School (Outstanding OFSTED) and Chaddlewood Primary School (Good OFSTED).

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 hall, which has doors leading into the utility room, lounge and under stairs storage cupboard. There is an opening leading into the dining area. The entrance hall has a Karndean floor covering which continues into the utility room, open plan kitchen/dining room and the downstairs cloak room.

Located at the front of the property is the lounge which is a good size with a window to the front elevation. At the rear of the property is the extended open plan kitchen/dining room which is superbly presented. There is a large skylight to the rear elevation with an LED strip light. There is a large dining area and a large breakfast bar which divides the room wonderfully. The breakfast bar has an integrated hob with an inset extraction fan and a quartz work-surface.

The kitchen has a range of wall and base mounted units complete with a matching quartz work-surface.

There is an internal fridge/freezer, dishwasher and boiling water tap. The utility room has plumbing and space for a washing machine and tumble dryer and has a range of base mounted units. There are pocket doors leading into a large storage cupboard and the downstairs cloakroom, which has a low level w/c and a hand wash basin.

Upstairs, the first floor landing leads through to all three bedrooms and the bathroom. There is an airing cupboard housing the combi-boiler and loft hatch, which has a pull down ladder giving access to the fully boarded loft space.

The main bedroom is a good double size and has a window to the front elevation. Bedroom two is a double bedroom with a window to the rear elevation. Bedroom three is a single room with a built in storage cupboard. The bathroom has a panelled bath with a shower over head, a low level w/c and a hand wash basin. The bathroom has tiled splash backs, an extraction fan, a heated towel rail and an obscured window to the rear elevation.

Externally, the rear garden is low maintenance, private and south facing. There is a large decked area and an artificial lawn, plus an outside kitchen. There is a doorway leading into the garage and a gate leading out onto the driveway.

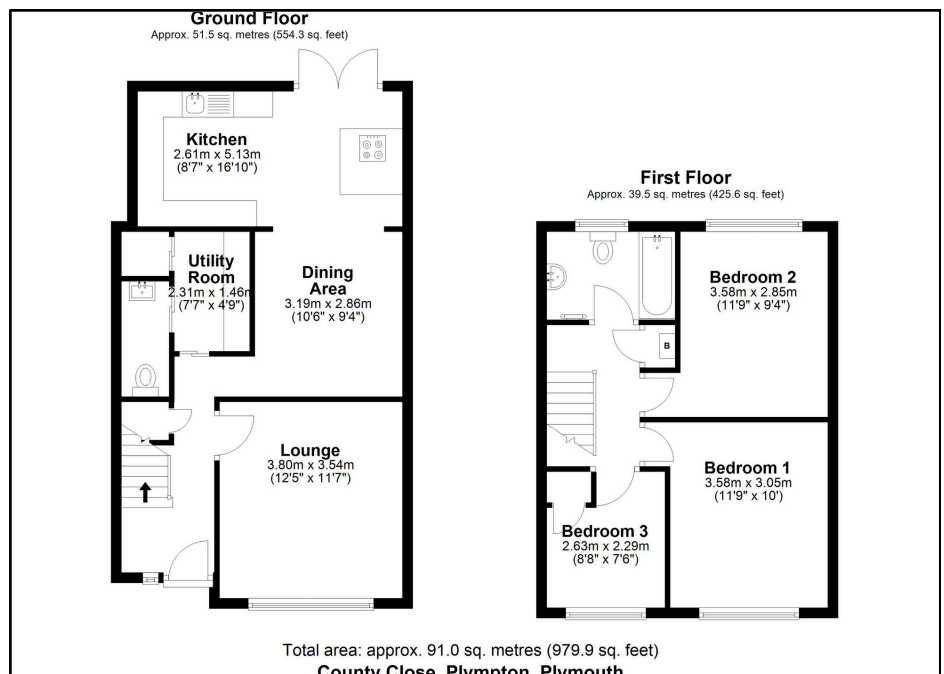
The garage is a great size and has power, water and lighting, plus an up and over door. The driveway has space for a large vehicle.

Tenure - Freehold

EPC - TBC

Council Tax Band - B

Services - Mains Water, Electricity, Gas & Drainage. Connected to Fibre Broadband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		71
(55-68) D	TBC	
(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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