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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



1 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



416 SQ.FT



FREEHOLD

## MOORLAND GARDENS PLYMPTON PL7 2FP

### OFFERS OVER £140,000

Charming one double bedroom cluster home. Recently redecorated, level rear garden, allocated parking space & no onward chain



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Agent





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Located in a quiet cul-de-sac in the heart of Plympton, Moorland Gardens is a selection of starter homes located on the edge of the Ridgeway Shopping Centre. Giving easy access to bus routes, a doctors surgery, pharmacy, plus local and national traders.

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.

### The Property

You enter the property into the open plan living space, which has a large lounge/dining room and a fitted kitchen. The lounge/dining room has a bay window to the side elevation which overlooks the rear garden, a feature fireplace with an inset gas fire and a staircase leading up to the first floor. The kitchen has a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances, an under stairs storage cupboard and a window to the side elevation.

Upstairs, the first floor landing leads through to the double bedroom and the bathroom. The bedroom is a good double size with a window to the rear elevation. There is a large mirrored wardrobe and an additional storage cupboard providing excellent storage space.

The bathroom has a panelled bath with a shower attachment, a low level w/c and a hand wash basin. There are tiled splash backs and an obscured window to the front elevation.

The property has been recently redecorated and is offered with no onward chain.

### Outside

Externally, the rear garden is low maintenance and is mainly laid to lawn. There is an outside storage cupboard.

The property has an allocated parking space which is located in a residents car park, which is located close by to the property.

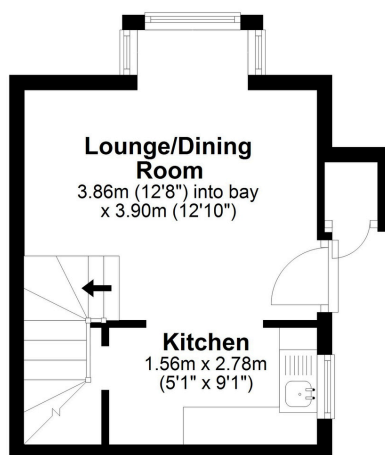
### Tenure & Services

Tenure - Freehold  
Council Tax Band - A  
EPC - D  
Services - Mains Water, Electricity, Gas & Drainage. Access to Fibre Broadband



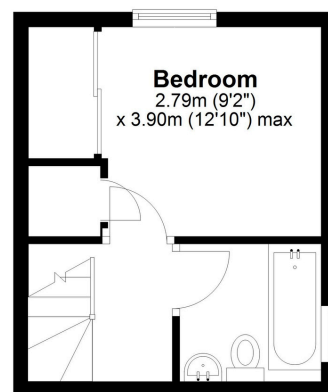
### Ground Floor

Approx. 20.2 sq. metres (217.3 sq. feet)



### First Floor

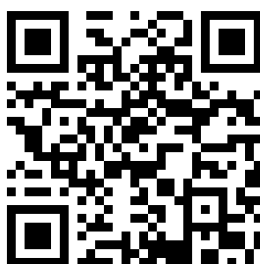
Approx. 18.4 sq. metres (198.3 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)

**Moorland Gardens, Plympton, Plymouth**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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