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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1434 SQ.FT



FREEHOLD

NEW PARK ROAD
PLYMPTON
PL7 1JG
£475,000

Fletcher built detached family home, sat on a private south-facing plot. Offering an open plan kitchen/breakfast room, large lounge, four double bedrooms & no onward chain.



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New Park Road is a quiet and sought after road 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 hall which has doors leading in to the open plan kitchen/breakfast room and the lounge. There are two built in storage cupboards, steps leading up to the bedrooms and stairs leading down to the garage, fourth bedroom, cloakroom and utility room.

The lounge is a good size and is located at the front of the property and has a large window to the front elevation and two windows to the side elevation. At the rear of the property is the open plan kitchen/breakfast room which has a modern fitted kitchen with a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances and a large breakfast table. There is a window to the rear elevation giving views over the surrounding area and a door opening out onto the rear garden.

On the half landing there are three bedrooms and the family bathroom. All three bedrooms are a good size and have fitted wardrobes.

The bathroom has a four piece suite with a panelled bath, shower cubicle, low level wc and a hand wash basin. The bathroom is fully tiled and has an obscured window to the side elevation.

On the lower ground floor, bedroom four has a fitted wardrobe, a window and a door which overlooks and gives access to the rear garden. The utility room has a tiled floor and has space for a range of appliances. There is a door leading out to the rear garden.

The property requires some decorative modernisation and is offered with on onward chain.

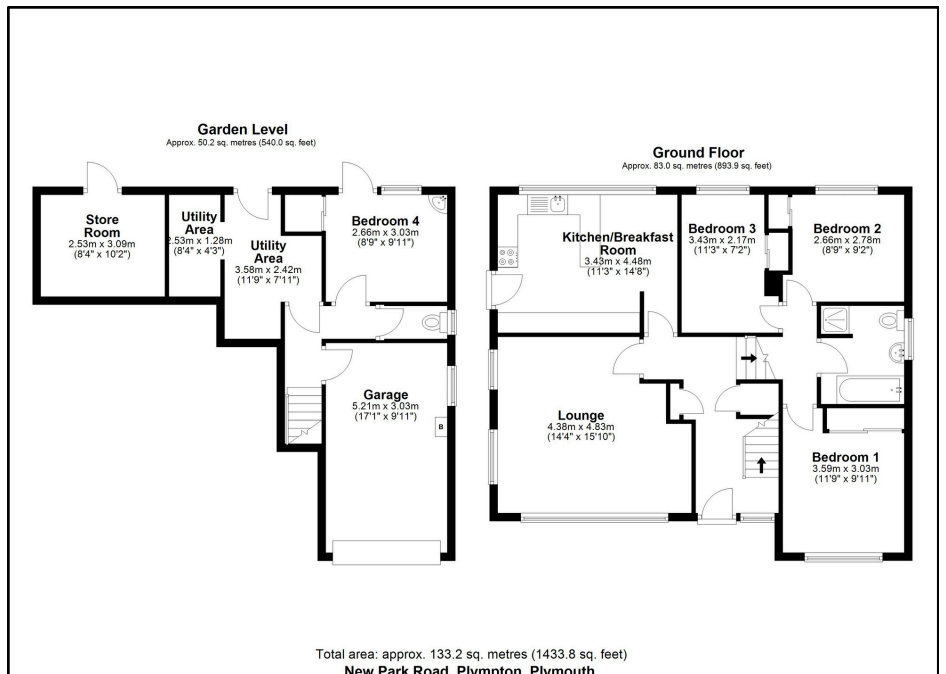
Outside

Externally, the rear garden is private and south-facing, it is mainly laid to lawn with an additional patio area. There is an under-house storage space.

At the front of the property there is a low maintenance garden which is mainly laid to lawn and has inset plants, shrubs and bushes. There is a driveway in-front of the integral garage, with parking for one large vehicle. The integral garage has power and lighting, a window to the side elevation, an up and over door and houses the combi-boiler.

Tenure & Services

Tenure - Freehold
 EPC - TBC
 Council Tax Band - D
 Services - Mains Water, Drainage, Gas & Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(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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