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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



3 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



733 SQ.FT



FREEHOLD

## UNITY PARK HIGHER COMPTON PL3 6PN

GUIDE PRICE £220,000 - £230,000

Delightful starter home with large rear garden, open plan living space, downstairs cloakroom & two allocated parking spaces. Viewing highly advised.



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Unity Park is a quiet cul-de-sac in the heart of Higher Compton. Located on the edge of Efford, the property is conveniently located close to Higher Compton Village and Torrridge Way shopping district. There is a bus route leading into the city centre. Local schooling includes High View Primary (Ofsted Outstanding) & Compton CoE Primary (Ofsted Good).

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 doors into the kitchen, open plan lounge/dining room and the cloakroom. There is a handy storage cupboard and stairs leading up to the first floor. The cloakroom has a low level w/c, hand wash basin and an obscured window to the side elevation.

Located at the front of the property is the newly installed kitchen which has space for an array of appliances and a modern range of wall and base mounted units, complete with a work surface over. There is an integral double oven, four ring induction hob and a cupboard housing the combi-boiler. There is a window to the front elevation.

The open plan lounge/dining room is located at the rear of the property and has French doors leading out onto the rear garden. The room is an excellent size and is well presented, with two large storage cupboards.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. The main bedroom is located at the front of the property and runs the full width of the property. There are two windows to the front elevation and a fitted cupboard over the stairs.

Bedroom two is a small double with a window to the rear elevation. Bedroom three is a single room and is currently used as a dressing room. There is a window to the rear elevation.

The bathroom has a panelled bath with a shower over head, a low level wc, hand wash basin and tiled splash backs. There is an extraction fan and a radiator.

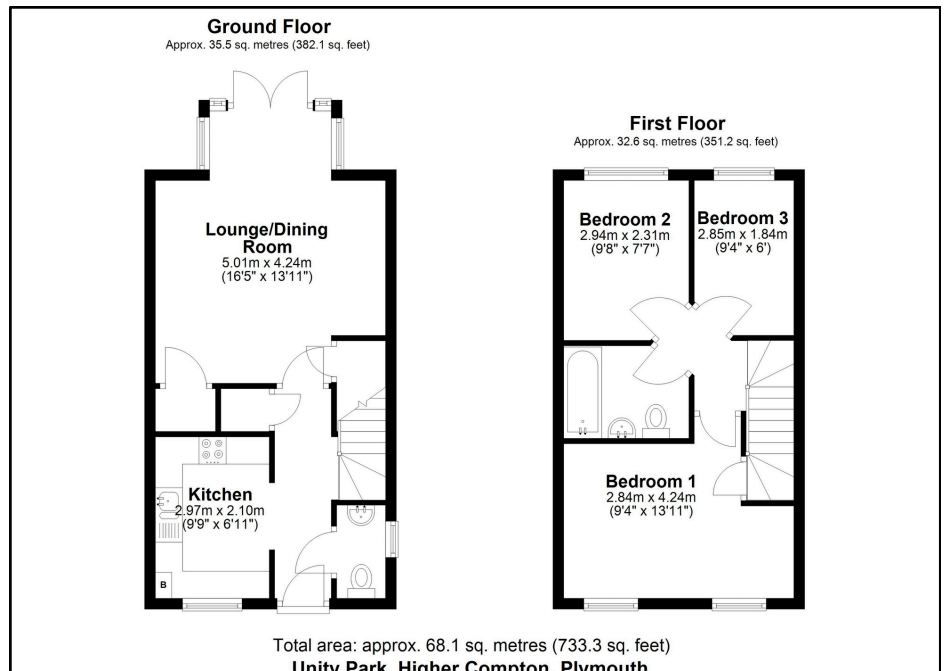
## Outside

Externally, the rear garden is low maintenance with a large artificial lawn and a raised decking area. There is space for a number of sheds and a gate leading out to the front of the property.

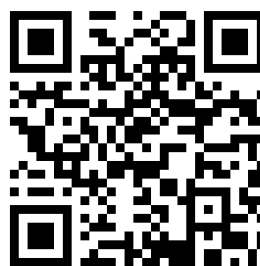
The property has two allocated parking spaces which are located close by.

## Tenure & Services

Tenure - Freehold  
 EPC - C  
 Council Tax Band - C  
 Services - Mains Water, Electricity, Gas & 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	79	84
(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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