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LUKE BOON

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exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOM



1 BATHROOM



487 SQ.FT



FREEHOLD

SPRUCE GARDENS
PLYMPTON
PL7 2GF

OFFERS OVER £200,000

Wonderfully presented starter home.
Newly installed kitchen & bathroom,
south facing rear garden & allocated
parking space. No onward chain.



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Spruce Gardens is a quiet cul-de-sac located on the edge of Chaddlewood, accessed via Redwood Drive. Giving easy access to Glen Park Primary School and to Chaddlewood Shopping District.

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 an entrance hall, which has doors leading into the lounge/dining room and the kitchen. There are two storage cupboards, one of which houses the electric RCD unit.

The kitchen is newly installed and has a range of wall and base mounted units complete with a work surface over. There is space for a range of appliances and complete with an integral electric fan assisted oven with a four ring gas hob over. There is a window to the side elevation overlooking the rear garden and a cupboard housing the combi-boiler.

The lounge /dining room is a great size and has French doors opening out onto the rear garden. There is a feature fireplace with an inset gas fire and stairs leading up to the first floor.

Upstairs, the landing leads through to both double bedrooms and the newly installed bathroom. There is a loft hatch.

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The main bedroom is a good double size and has a window to the rear elevation and a large fitted cupboard which is over the stairs. Bedroom two is a smaller double with a window to the side elevation.

The bathroom is beautifully presented, with a panelled bath with a mixer shower overhead, a low level w/c and a hand wash basin. The bathroom has panelled splash backs, underfloor heating and an obscured window to the front elevation.

Outside

Externally, the property has a low maintenance, south facing rear garden. The garden is accessed via the open plan lounge dining room. The garden is well presented and has a gate leading to the front of the property. There is an allocated parking space located next to the garden.

Tenure & Services

Tenure - Freehold
Council Tax Band - B
EPC - C
Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband

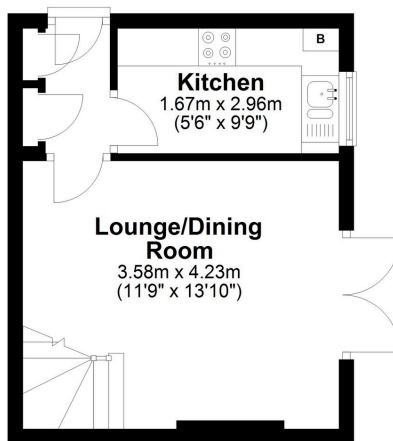
Agents Note

The furniture shown in the photos are AI images. Please enquire for more information.



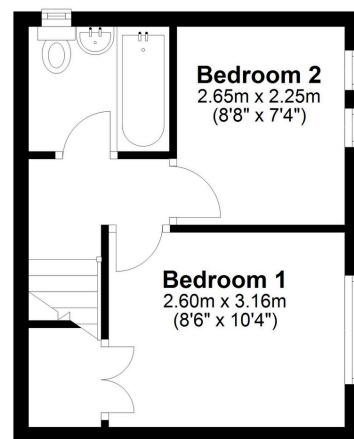
Ground Floor

Approx. 22.6 sq. metres (243.4 sq. feet)



First Floor

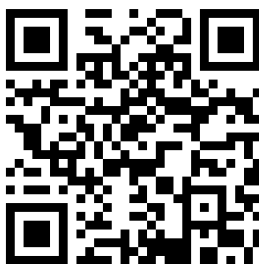
Approx. 22.6 sq. metres (243.4 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)

Spruce Gardens, Plympton, Plymouth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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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