



Lower Park Drive
Staddiscombe
PL9 9DA

£290,000

LUKE BOON

POWERED BY
exp UK



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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Graph

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Located in the heart of Staddiscombe in Plymouth, Lower Park Drive is a quiet residential area, located close to a wide range of local amenities and the South West coastline.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Jennycliff, Wembury and Bovisands beaches are located a short commute away.

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 porch, which has space for a tumble dryer and a tiled floor. There is a door opening into a large entrance vestibule.

The entrance vestibule has stairs leading up to the first floor, ample storage space under the stairs and a large storage cupboard. There are openings leading into the open plan living space and into the kitchen.

The open plan living space runs the full width of the property and comprises of a lounge and dining area. There is a large window to the rear elevation, French doors which open out onto the rear garden and an opening leading through to the kitchen. The kitchen is newly installed, with a range of matte finished units complete with an attractive work surface over. There is a range of integrated appliances, including two ovens, a four ring induction hob and a dishwasher. There is space for a standalone fridge/freezer unit and plumbing for a washing machine.

Upstairs, the first floor landing gives access to all three bedrooms and the family bathroom. There is an airing cupboard which houses the combi boiler, and a window to the front elevation flooding the hallway and landing with light.

Bedrooms one and two are a good double size with windows to the rear elevation. Bedroom three is currently used as a large dressing room, is a large single room and has a window to the front elevation.

The bathroom is newly installed and beautifully presented, with a P shape bath with a shower overhead, a low level w/c, hand wash basin, extraction fan and a heated towel rail. The bathroom is fully tiled and has an obscured window to the front elevation to finish.

Externally, the rear garden has been landscaped and are level and south facing. There is a large patio area and a large lawn. The garden has access into the garage and has a gate out onto the rear service lane.

The garage has power, lighting and an electric up and over door. There is ample off road parking for several vehicles at the front of the property.

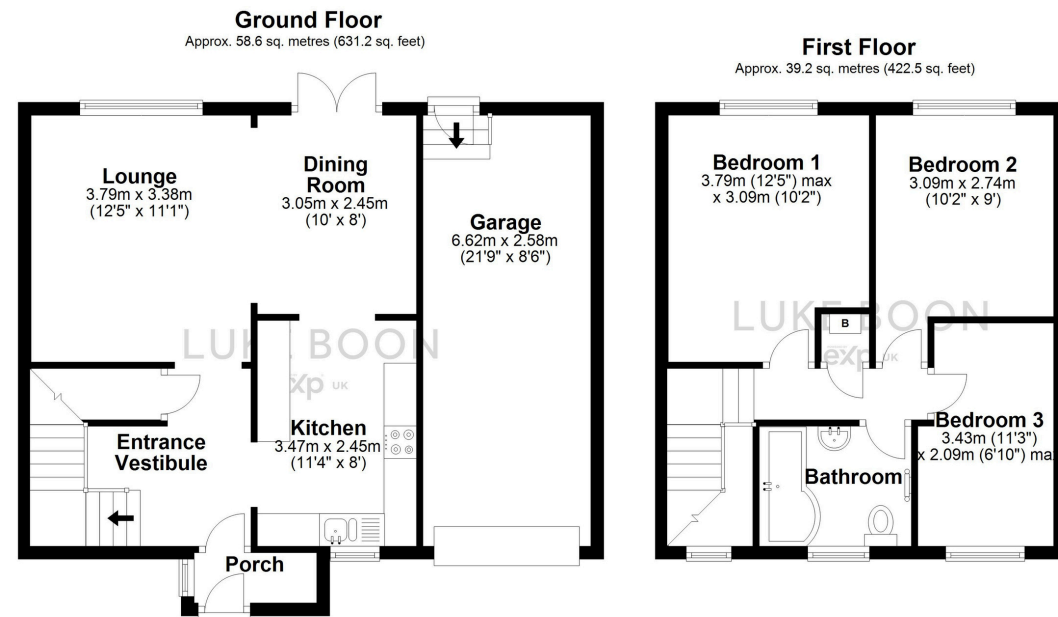
Tenure & Services

Tenure - Freehold

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

Council Tax Band - B

Planning Permission has been granted for a single storey rear extension and for a front porch with utility space. 23/01754/FUL



Total area: approx. 97.9 sq. metres (1053.7 sq. feet)

Lower Park Drive, Staddiscombe, Plymouth