



Dudley Road  
Plympton  
PL7 1SA

Offers Over £250,000

**LUKE BOON**  
POWERED BY **exp** UK



**Luke Boon - Personal Estate Agent**

01752 295996

07810 601 815

luke.boon@exp.uk.com

lukeboon.exp.uk.com

@lukeboonestateagent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Graph**

**LUKE BOON**  
**exp** UK

Dudley Road is a popular residential road in the heart of Plympton. Giving easy access to Saltram House and a number of local green spaces, Dudley Road is located close to the Ridgeway Shopping Centre, plus a range of local and national traders.

Plympton is a large suburb of Plymouth, with a wide selection of local primary and secondary schooling. There is an array of local and national traders, pubs and eateries located on the Ridgeway Shopping Centre. Plympton has a direct bus route leading into the City Centre, plus the Park and Ride which is located at Coypool. Plympton has a wide range of sports facilities, including an indoor swimming pool, multiple gyms, tennis courts, cricket, rugby and football pitches.

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 the hallway, which has doors leading through to the open plan lounge/dining room and the kitchen. There is a large under stairs storage cupboard which has ample space for shoes and coats and houses the combi-boiler (installed 2017/2018). There are stairs leading to the first floor accommodation.

The open plan lounge/dining room has dual aspect windows and doors to the front and rear elevation, filling the room with natural light. There is a feature fireplace with inset electric fire and a door leading through to the kitchen. French doors open out onto the rear garden, plus the room has been recently redecorated and carpeted.

The kitchen has a wide range of wall and base mounted units, complete with a work surface over. There is a space for a range of appliances, including a washing machine and standalone fridge/freezer unit. The kitchen has tiled splash backs, a stainless steel sink drainer unit, integral double oven and a four ring gas hob. There is a door and window to the rear elevation which opens out onto the rear garden.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a loft hatch and a window to the side elevation.

The main bedroom has recently been redecorated and has a large picture window to the front elevation. Bedroom two is a good size double bedroom with a window to the rear elevation. Bedroom three is a large single room with a window to the front elevation.

The bathroom is a good size with a matching four piece white bathroom suite. There is a large corner shower, with stand alone panelled bath, a low level w/c and a hand wash basin. The bathroom has tiled walls, an extraction fan and an obscured window to the rear elevation.

The property has had a new roof installed within the past 12 months.

Externally, the rear garden is tiered and south facing. There are three large tiers, all with ample space for an array of outside activities or outside dining.

There is a large single garage with an up and over door, power and lighting and a window to the side elevation. There is a parking space in front of the garage, which is accessed via the shared driveway.

There is potential to install off road parking at the front of the property. This would require planning permission to be granted.

#### Tenure & Services

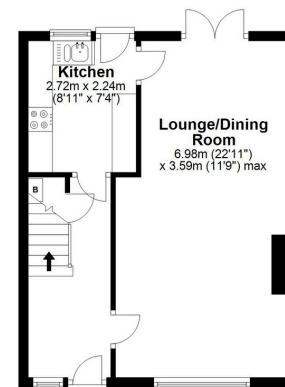
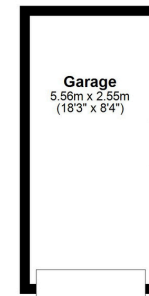
Tenure - Freehold

EPC - C

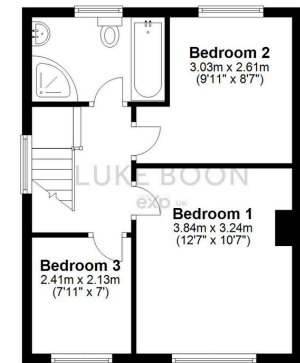
Council Tax Band - C

Services - Mains water, electricity, gas & drainage. Connected to Broadband

**Ground Floor**  
Approx. 51.8 sq. metres (557.6 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)  
Dudley Road, Plympton, Plymouth