



**Barton Close  
Plympton, Plymouth  
PL7 2GU**

**£425,000**

**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>		83
(69-80) <b>C</b>	70	
(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

Barton Close is a quiet cul-de-sac in the heart of Chaddlewood. Located in the north of Plympton, Barton Close and Chaddlewood gives easy access onto the A38, plus excellent local schooling, a range of local and national traders, a bus route into the city centre and a local gastro pub. There are a number of open green spaces located close by.

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 open entrance hall, which leads through to the lounge, open plan kitchen/dining space and downstairs cloakroom. There are stairs leading up to the first floor.

The lounge is a superb size and has dual aspect windows and doors. There are French doors which open out onto the rear garden and a bay window to the front elevation. The room is beautifully presented and has a wood burner with a slate hearth to finish. There are wooden slats to divide the space into the hallway.

The kitchen/dining room is finished to a high standard, with a newly installed kitchen, which has a range of integral appliances. There is a breakfast bar which divides the space brilliantly, plus a dining area, with a window to the front elevation. The kitchen has a window to the rear elevation overlooking the rear garden and a door leading through to the utility room.

The utility room has plumbing and space for a washing machine and tumble dryer and houses the combi-boiler. There is a door leading out onto the rear garden and an opening leading through to a large storage room. The downstairs accommodation has been completely transformed, giving the house a modern and contemporary feel. The property is perfect for entertaining with family and friends and is filled with natural light.

Upstairs, the property has been changed to create three double bedrooms, with two en-suites. The landing has a window to the rear elevation, a handy storage cupboard and a loft hatch.

The main bedroom suite is an excellent size and comprises of a large double bedroom area, a dressing room and an en-suite bathroom. The en-suite bathroom is fully tiled, with a panelled bath with a shower over head, a low level w/c, hand wash basin and an obscured window to the side elevation. There is heated towel rail and an extraction fan to finish.

Bedroom two is also an excellent size, with a window to the front elevation, an open wardrobe space and access into an en-suite shower room. The en-suite shower room has matching tiles, a large shower cubicle, a low level w/c and a hand wash basin.

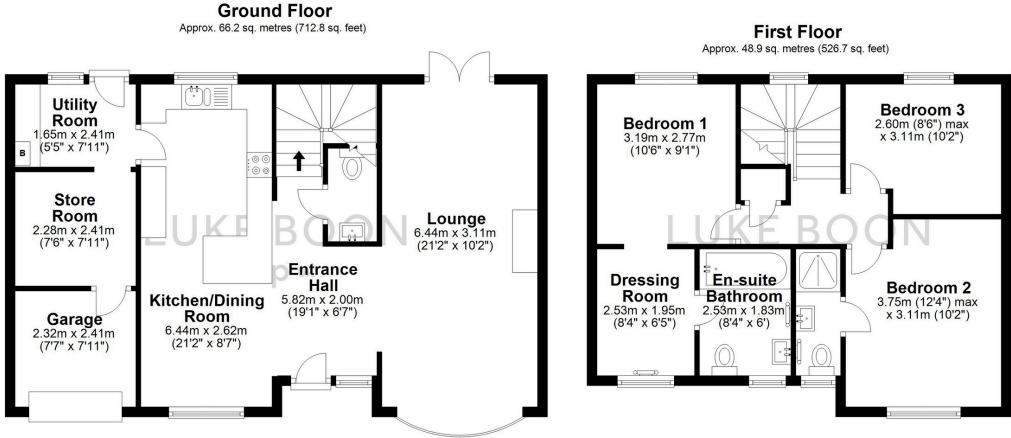
Bedroom three is currently used as a work from home station and is a good double size. There is a window to the rear elevation.

The first floor accommodation used to comprise of four bedrooms, with a main en-suite (now bedroom two). There was a family bathroom (now the main bedroom en-suite) with four bedrooms, two of which were doubles and two singles.

Externally, the rear garden has been landscaped, with a large lawn area and a patio area. There is a wood store, plus two gates to either side of the property. The side garden is mainly laid to lawn and runs the full length of the plot.

There is parking for a number of vehicles on the block paved driveway. The garage has been split and has an electric roller door, plus power and lighting.

Tenure - Freehold Services - Mains Water, Gas, Drainage & Electricity  
EPC - C Council Tax Band - E



Total area: approx. 115.2 sq. metres (1239.5 sq. feet)  
**Barton Close, Plympton, Plymouth**