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LUKE BOON

eXp UK
Personal Estate Agent



3 BEDROOMS

2 RECEPTION ROOMS

1 BATHROOM

921 SQ.FT

FREEHOLD

HESSARY DRIVE
ROBOROUGH
PL6 7DQ

£210,000

Well presented three bedroom starter home, complete with open plan living space, a private rear garden & potential for off road parking (STPP)



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Hessary Drive is a quiet cut-de-sac in the popular residential area of Roborough, located on the edge of Plymouth. Giving easy access onto Dartmoor National Park, Bickleigh Village, Derriford Hospital and into Woolwell.

Roborough has a wide range of local amenities, including a bus route into the city centre and a range of local and national traders. There is a local pub, vet and salon located within the village.

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 a porch, which has space for shoes and coats and a door into the main entrance hall.

The entrance hall is very well presented and has doors leading into the lounge and into the open plan kitchen/dining room. There are stairs leading up to the first floor, with three under stairs storage cupboards providing additional storage.
Located at the front of the property is the lounge, which is a good size, with a large window to the front elevation and an archway leading into the open plan kitchen/dining room.

Located at the rear of the property is the open plan kitchen/dining room which runs the full width of the property. There is a fitted kitchen with space for a range of appliances and a large dining area. There is a sliding door giving access into the conservatory.

The conservatory does require some modernisation and has a sliding door which gives access to the rear garden.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is an airing cupboard which houses the combi-boiler and an additional open cupboard providing more storage.

The main bedroom is a great size and has a window to the rear elevation. Bedroom two is a smaller double with a window to the front elevation. Bedroom three is a large single, with a window to the front elevation. There is potential to install built in wardrobes over the bulkhead.

the bathroom is well presented and has a panelled bath with a shower overhead, a low level w/c and a hand wash basin. There are tiled splash backs, two obscured windows to the rear elevation and an extraction fan.

Outside

Externally, the rear garden is accessed via the conservatory and is mainly laid to lawn with a patio area. The garden is private and has a gate giving rear access.
The front garden is mainly laid to lawn with a path to the front door. There is potential to install private off road parking (subject to planning permission being granted).

Tenure & Services

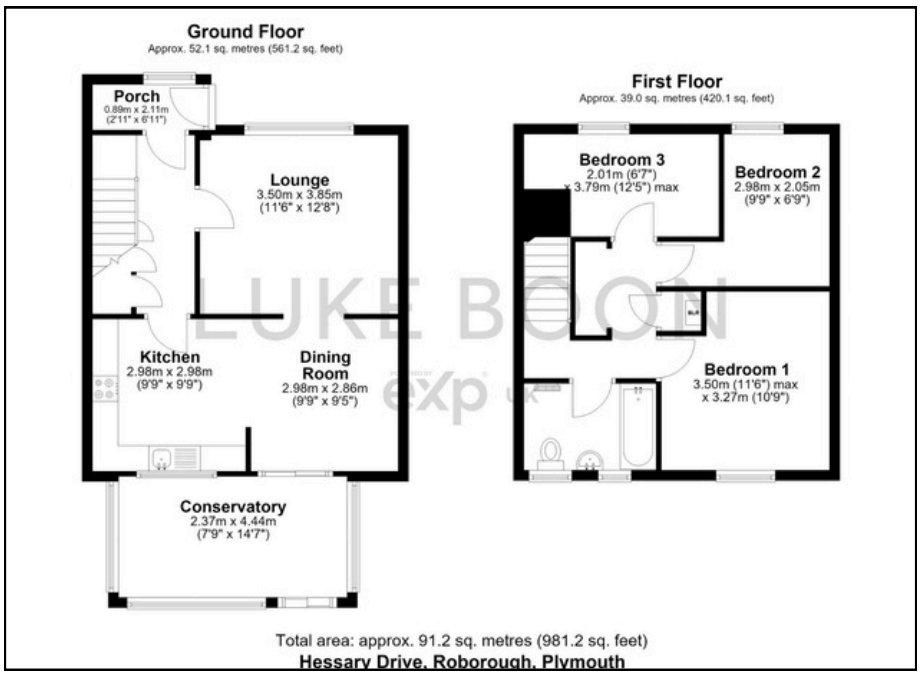
Tenure - Freehold
EPC - C
Council Tax Band - B
Services - Mains Water, Gas, Drainage & Electricity. Connected To Fibre Broadband

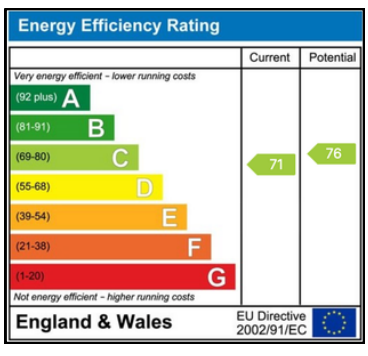
These property particulars are issued in good faith but do not form part of any offer or contract. All descriptions, floorplans, photographs, any images showing the boundaries and other information are purely illustrative, boundaries must be confirmed with your legal advisor. They are provided as a guide only and may not be exact. Buyers are advised to verify key facts such as tenure, planning permissions, fixtures and fittings, lease length, ground rent, service charges, council tax bands and energy performance ratings through their legal representative.

In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.









Website Link

Any questions? Want to make an offer?
Please get in touch

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