

**Sold**

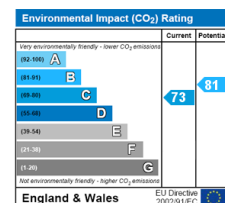
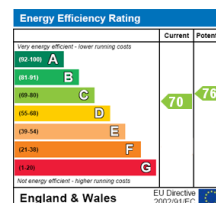
**Newcastle Gardens, Whiteleigh, Plymouth PL5 4HA**



**Offers in Excess of £85,000**

### 1 bedroom Flat

- ✓ NO CHAIN
- ✓ IDEAL FIRST TIME BUYER OPPORTUNITY
- ✓ BUY TO LET INVESTMENT OPPORTUNITY
- ✓ Off Road Parking (2 cars)
- ✓ Side and Rear Garden
- ✓ Views of Tamar Estuary from Garden
- ✓ Relatively Long Lease
- ✓ Close to Shops and Amenities



## Description

Viewme are delighted to bring to the sales market this one bedroom ground floor flat. With an asking price in the region of £85,000.00-£90,000.00.

The property briefly comprises:

Entrance Hallway, Kitchen, Lounge, Bedroom, Bathroom, Rear and side garden areas with off road parking for 2 vehicles.

## Location

The property is situated on Newcastle Gardens in the popular area of Whitleigh. This is a fantastic residential family area of Plymouth. Local amenities including a supermarket, takeaway establishments, cafe, pharmacy and post office all within walking distance.

The area has a great choice of education facilities including: St Peter's RC, Woodfield Primary and Whitleigh Community Primary School. Also Secondary education including Sir John Hunt and the Marine Academy in nearby Kings Tamerton.

Great access to outdoor pursuits and walking trails. Close to Whitleigh Woods and Tamerton Lake. Within walking distance of the small town of Tamerton Foliot where you will find local public houses.

Just a little further afield is Transit Way where you will find Lidl, Tesco, Argos and Matalan.

Whitleigh has good access routes to the surrounding areas of Crownhill, Ernesettle and Derriford and also in and out of the City Centre.

## Ground Floor

**Entrance Hallway** - From the front door you enter the entrance hallway.

Features include, tiled flooring, wall mounted radiator, coving and storage cupboard.

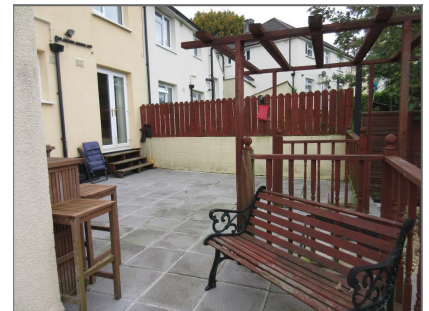
**Lounge** - 13' 1" x 12' 7" (4.01m x 3.84m) Bright and airy space with laminate flooring, PVC window to side garden area.

Feature fireplace inset with gas fire. Wall mounted radiator and laminate flooring.

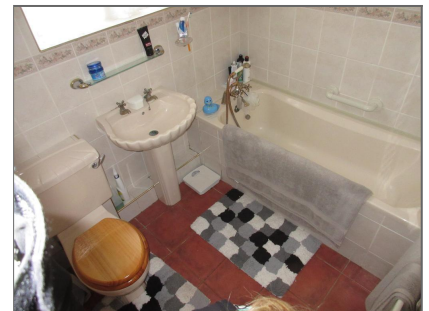
**Kitchen** - 10' 0" x 7' 10" (3.07m x 2.39m) Good sized kitchen with base and eye level units with roll top work surface with laminate flooring.



Lounge



Rear Garden Area



Bathroom



Side Garden Area

Stainless steel one and a half bowl sink with mixer tap, tiles to ceiling. Integral fridge/freezer, gas hob, electric oven.

PVC window overlooks the rear garden area.

**Bedroom - 10' 7" x 10' 2" (3.23m x 3.1m)** Good size bedroom with laminate flooring and fitted storage either side of bed space with bridging unit above. Separate fitted triple wardrobe with mirror and solid sliding doors.

Wall mounted radiator, double glazed french doors leads out into the rear garden area.

**Bathroom** - Bright, good size bathroom with coloured suite comprising: Low level WC, wash hand basin, bath with electric shower over.

Tiled from floor to ceiling, radiator, PVC modesty glazed window to front of the property.



Off Road Parking Area

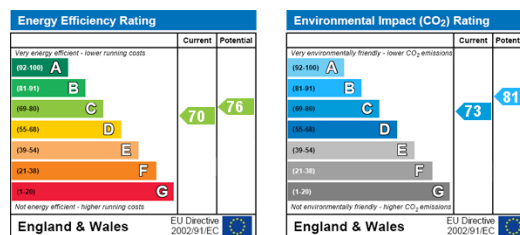
## Exterior

**Side & Rear Garden Areas** - This property benefits from:

A concrete driveway to the front with parking for two cars, lawn area to the side with timber garden shed, to the other side is an additional 'concrete' storage shed.

The rear garden (accessed via the side of the property and via the patio doors from the bedroom) has a paved patio ideal for alfresco dining with views of the Tamar Estuary and Cornwall.

## Energy Efficiency and Environmental Impact



## Additional Information

Council Tax Band: 'A' - £1,110.21 - 2017/18 (data captured from the Plymouth City Council Web Site).

113 year lease.

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.