

**Sold**

**Budshead Road, Whiteleigh, Plymouth PL5 2PL**



**Offers in Region of £89,000**

### 1 bedroom Flat

- ✓ IDEAL FIRST TIME BUYER OPPORTUNITY
- ✓ or IDEAL INVESTMENT PROPERTY
- ✓ Ground Floor Self Contained Flat
- ✓ NO CHAIN - VACANT POSSESSION
- ✓ Newly Fitted Kitchen
- ✓ DG & GCH
- ✓ Two External Storage Sheds
- ✓ Garden Area with Washing Line



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Description

Viewme are pleased to bring to the sales market this ground floor one bedroom flat.

The property briefly comprises:

Entrance Hallway, Bathroom, Double Bedroom, Lounge/Dining Room and Fitted Kitchen

Exterior: Garden area with washing line and two lockable storage sheds.

## Location

Budshead Road is located between, Whiteleigh, Ernesettle, West Park and Higher St Budeaux.

Local Amenities nearby include: West Park shopping precinct (convenience shops, takeaway establishments, local hardware store, hair salon to name a few). Transit Way (Tesco, Lidl, B&M, Matalan & Argos). There are local transport links from Budshead Road and Crownhill Road. The Parkway is only a short distance away.

## Ground Floor

**Entrance Hallway - 6' 2" x 3' 7" (1.9m x 1.1m)** From the front of the property you enter into the hallway via a half PCV/Glass front door.

The hallway gives access to all accommodation areas.

**Double Bedroom - 13' 5" x 8' 10" (4.1m x 2.7m)** The bedroom is a good size with double glazed window to the side aspect of the property.

It has a built in cupboard, carpet flooring and wall mounted radiator.

**Bathroom - 5' 10" x 5' 6" (1.8m x 1.7m)** Although the bathroom is 'compact' it comprises a white suite of:

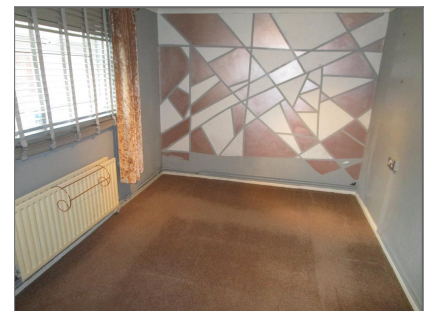
Bath with shower over, WC and wash hand basin.

Modesty glazed window to the front of the property, vinyl flooring and wall mounted radiator.

**Lounge/Dining Room - 17' 4" x 8' 10" (5.3m x 2.7m)** A good sized room, with double glazed window overlooking the side of the property to a communal grassed area.



Lounge/Dining Room



Double Bedroom



Bathroom



Garden Area

It has a feature tiled fireplace, carpet flooring and wall mounted radiator.

**Kitchen - 7' 6" x 8' 2" (2.3m x 2.5m)** The kitchen has recently been fitted (although further grouting to tiles is required and replacement vinyl flooring).

The kitchen comprises a mix of wall and base units with worksurface, integrated oven, hob and extractor. Space for a washing machine and fridge freezer. It has a stainless steel sink with mixer tap. The boiler is housed inside a kitchen eye level unit.

There is also a fitted cupboard which houses the electric meter - this could be utilised as a pantry.

The double glazed window overlooks the front garden area.

## Exterior

**Front Garden** - To the front of the property (to the left) is the garden area which is allocated to the flat.

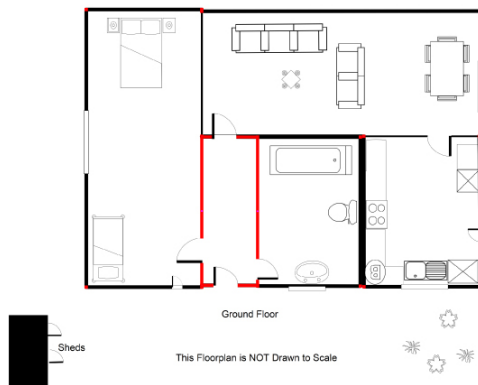
It is mainly laid to lawn with a washing line and gravelled area for alfresco dining.

To the right of the garden are two storage sheds also allocated to the property.



2 Exterior Storage Sheds

## Floorplans



Floorplan

## Energy Efficiency and Environmental Impact

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## Additional Information

Remaining Lease: 93 Years

Ground Rent: £10.00

Service Charge: £176.98

Council Tax Band: - A - £1,407.71 (Data Captured from Plymouth City Council's web site)

Waste collection days: Wednesdays - alternative weeks for waste and recycling

**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



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