



Buckfast Close, Ham

A modern first floor flat situated in a tucked away location within easy reach of local amenities and facilities. An ideal investment opportunity. Brief accommodation comprises:- Communal Hall with security door entrance, Open plan Lounge/Diner/Kitchen with built in oven and hob, Balcony, 2 DOUBLE Bedrooms and Bathroom. Parking for 2, electric heating and uPVC double glazing. BEING SOLD WITH NO ONWARD CHAIN.

Price £120,000 Leasehold

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Situation:- Ham is a primarily residential area of Plymouth which can be found to the North-West of the city centre and offers an abundance of spacious and versatile family homes. The area is easily accessible to a wealth of local amenities found nearby in either St Budeaux or North Prospect. Regular bus routes operate along North Prospect Road provide access into Plymouth City Centre along with numerous other locations across the city and the A38 Dual Carriageway is just a few minutes drive away providing access into Cornwall to the west via The Tamar Bridge and the rest of the UK to the east via the M5 at Exeter.

Communal entrance and stairs give access to the First Floor. There is an entrance door giving access through to:-

Hallway:- Radiator, internal door into:-

Open Plan Lounge/Dining Area/Kitchen:- 14'10" (4.52m) x 20'2" (6.15m)

The Lounge area has ample space for reception furniture, night storage heater, uPVC double glazed sliding doors giving access out to the Balcony.

The Dining Area has an area suitable for dining room table and chairs.

The Kitchen is fitted with a range of wall and base units, roll top work surfaces, four ring electric hob with an extractor over and oven beneath, space for upright fridge/freezer, under unit space for further white goods, stainless steel sink unit with one and a half bowl and drainer, drawer space.

Balcony:- 8'3" (2.51m) x 4'1" (1.24m) The Balcony is decked, enclosed and overlooks playing fields.

From the Hallway an internal door leads into:-

Bedroom 1:- 9'4" (2.84m) x 13'0" (3.96m) A double bedroom with uPVC double glazed windows to the rear, again overlooking playing fields and electric night storage

heater.

From the Hallway an internal door leads into:-

Bedroom 2:- 9'4" (2.84m) x 10'10" (3.3m) Double bedroom with fitted wardrobes having plumbing and space for washing machine, sliding doors, hanging rails and storage space. uPVC double glazed window to the rear and electric heater.

From the Hallway an internal door leads into:-

Bathroom:- 9'1" (2.77m) x 5'6" (1.68m) Comprising of low level WC, wash hand basin, bath with Mira shower over, part tiling to the walls, heated towel rail, airing cupboard housing the hot water cylinder.

Outside:- A short distance from the property there is a residents car park with two spaces for this property.

Services:- The property is connected to mains electric water and drainage.

Lease/Charges:-

Lease is 125 years in length (102 years left), Ground Rent is £200 per annum and Maintenance Charge is £80 per month.

AGENTS Note:-

Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

