



79 Aylesbury Crescent, Plymouth

Price £109,950 Leasehold

This well proportioned ground floor flat is positioned within a peaceful spot in Whiteleigh offering a back drop of open fields and easy access to great schools, amenities and regular bus links. It comprises of an entrance porch offering a handy spot for getting in from the rain before entering the substantial entrance hallway. There is a light and airy lounge/diner which is a lovely space to enjoy entertaining friends or cosying up with the family. There are two spacious double bedrooms and a modern kitchen offering plenty of work top and storage space for those that love to cook. There is a fresh wet room and the added bonus of two out buildings with power which offer great storage and utility type space. The rear garden is a wonderful space and offers a beautiful back drop of open fields. To the front of the property is driveway parking for two cars. This property is being offered with no onward chain.

0.95%

Min Fee £1200
INCLUDING
VAT

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Entrance Hallway

Access to all rooms and two storage cupboards.
Radiator and spotlighting

Kitchen

10'5" (3.18m) x 8'6" (2.59m)

Modern fitted kitchen with a view out over the rear garden. Space for a fridge/freezer, washing machine and dishwasher. There is an integrated sink with drainer, cooker, hob and extractor. The combi boiler is tucked away in the corner of the room.

Wet Room

9'3" (2.82m) x 5'10" (1.78m)

Fitted with a shower area with wet room flooring, white low level wc and a wash hand basin. Light fitting, radiator and extractor.

Lounge/Diner

17'4" (5.28m) x 11'8" (3.56m)

Spacious room flooded with light from the south elevation. Offers plenty of room for entertaining. There is a light fitting and two radiators.

Bedroom One

13'8" (4.17m) x 9'11" (3.02m)

The master bedroom offers generous proportions and access out to the private rear garden. There is a radiator and light fitting.

Bedroom Two

10'5" (3.18m) x 9'11" (3.02m)

Another deceptive double room complete with a radiator and light fitting.

Outside

To the front of the property is a driveway offering parking for two cars. The rear is a lovely substantial private garden and backs onto open fields

88 years remaining on the lease

£ 225.00 service charge per annum

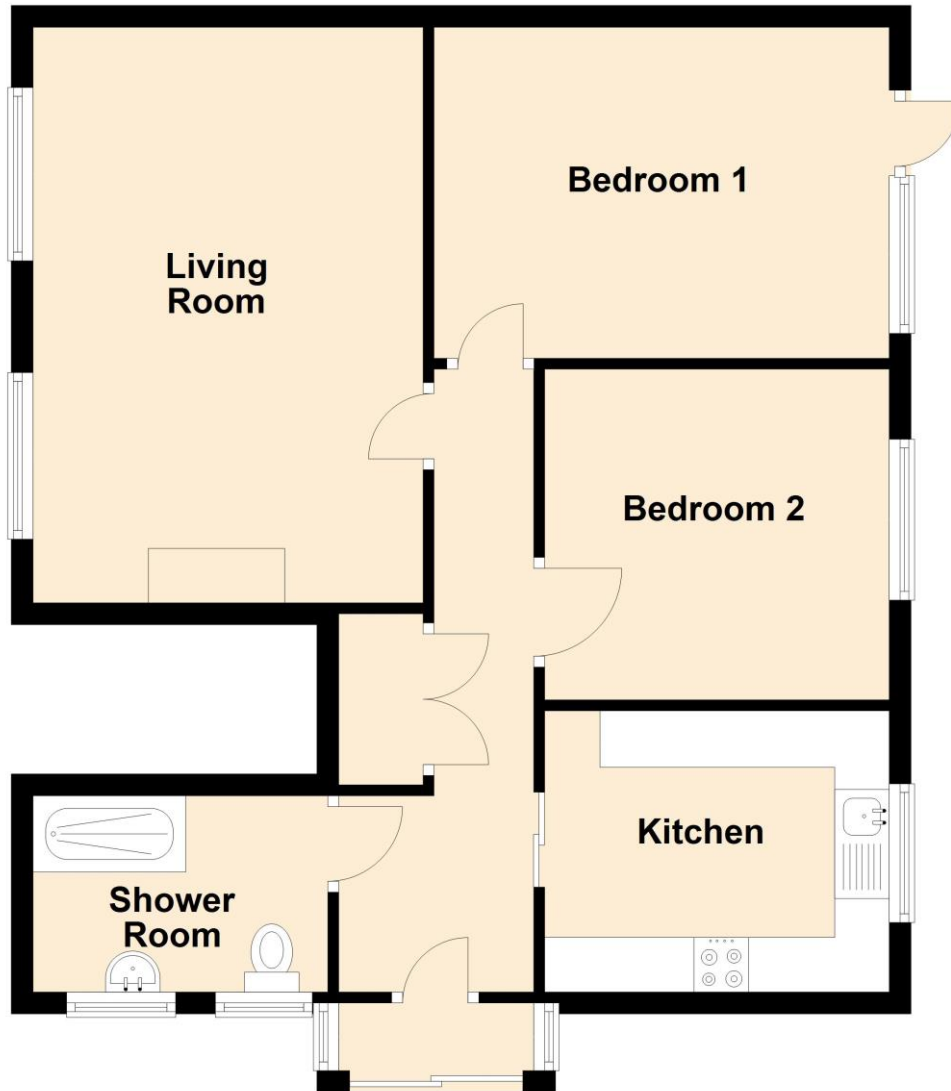
£10 ground rent per annum





Ground Floor

Approx. 65.8 sq. metres (708.8 sq. feet)



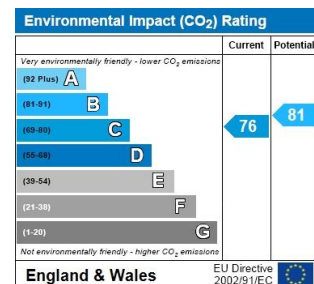
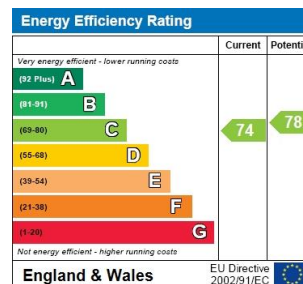
Total area: approx. 65.8 sq. metres (708.8 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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