



33 Holne Chase, Widewell, Plymouth, PL6 7UA

Price £120,000 Leasehold

This well presented and spacious apartment is situated within a highly desirable cul de sac where properties seldom come available. It offers easy access to great schools, amenities and regular bus routes. It comprises; a very tidy communal entrance hallway highlighting how well maintained the block of apartments are. In the apartment there is a spacious entrance hallway with a useful storage cupboard. There are two bedrooms with the master being dual aspect and neutrally decorated. There is a fresh bathroom which is contemporary in its style allowing an easy move in with little work. The lounge is a lovely bright and airy space with patio doors offering direct access out to the communal garden. There is plenty of space for the much loved corner sofa and a table and chairs for when entertaining friends. There is spacious kitchen offering a great layout maximising on both worktop and storage space. There is allocated parking for one car plus others available for guests. This would make an ideal first home or even a buy to let investment in a quiet little suburban area.

0.95%

Min Fee £1200
INCLUDING
VAT



Communal Entrance

You enter the apartment block into a very clean and tidy communal area where there is access to your post and around the left is the private access into the apartment.

Entrance Hallway

You enter this spacious apartment into a useful entrance hallway offering plenty of room for placing coats and shoes. There is a deceptive storage cupboard enabling you to place the Hoover and ironing board out of sight. There is a light fitting and access into both bedrooms, the bathroom and into the lounge.

Bedroom One

c. 11'4" x 8'11" (3.45m x 2.71m)

The master bedroom is a lovely space to retreat to after a long day with neutral decor and plenty of space for the usual requirements its somewhere you could slot your furniture right into and enjoy the room straight away. There is a radiator and a light fitting.

Bedroom Two

c. 7'5" x 6'9" (2.26m x 2.05m)

The second bedroom is an ideal child's space or could work as a guest room/office. There is a pretty little bay window feature and a radiator and a light fitting.

Bathroom

The fresh bathroom has been refitted to include a white suite perfectly complimented with contemporary brick tiles

and decor. There is a bath with a shower over and screen. There is a matching low level wc and a wash hand basin. There is an extractor, towel heater for getting your towels toasty of a cold winter's morning and a light fitting to conclude.

Lounge/Diner

c. 14'10" x 10'8" (4.52m x 3.25m)

This substantial lounge/diner is flooded with light from the south elevation and benefits from being dual aspect. There is such a peaceful outlook out over the communal garden and direct access out offering the garden to become a natural extension of the home in the summer months. There is neutral decor and plenty of space for enjoying an evening of entertaining friends. There is a pendant light fitting and a radiator.

Kitchen

c. 8'9" x 7'0" (2.66m x 2.13m)

The well proportioned kitchen has been well thought out to maximise the storage and worktop space on offer which is ideal for those keen cooks. There is an integrated one and half bowl sink with drainer which is conveniently positioned with a lovely outlook out over the garden and then there is space for a cooker, washing machine, tumble dryer and fridge/freezer. There is a light fitting and the combi boiler is in situ in the corner of the room for easy access.

Outside



The rear communal garden is laid to lawn and enclosed giving parents and pet owners peace of mind whilst the little one or family pet are at play in the summer. It also is south facing making it a nice suntrap. There is allocated parking to the front.

Notes

The combi boiler is approximately 3 years
There is a maintenance fee each month of £78.33 which includes buildings insurance
There is 101 years remaining on the lease
The apartment is council tax band B



Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



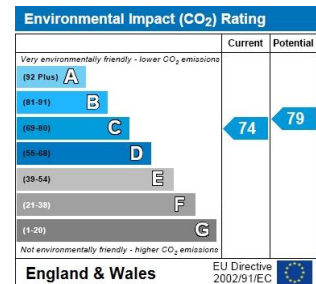
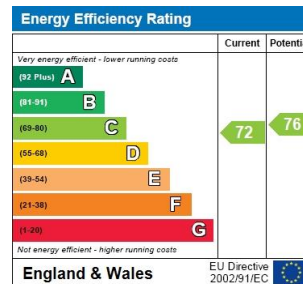
Total area: approx. 44.8 sq. metres (482.1 sq. feet)

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.



Please Note The Following

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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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