



Offers In Excess Of £120,000

This two-storey maisonette is located close to the heart of Stoke village and would make the ideal first time buy. Located over the first and second floors the property offers a large entrance hall, two good sized bedrooms and a bathroom on the lower floor. Stairs then rise to a lovely spacious reception area and a fitted kitchen. Further benefits include double glazing, gas central heating and we are informed the property has an allocated parking space located to the rear. Novahomes highly recommend an early viewing to avoid disappointment.

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Established 2008



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Milehouse Road, Stoke, PL3 4AG

FIRST FLOOR

Entrance

Entry is via a communal main entrance located to the side of the building, with stairs rising to the first-floor landing and a private door opening into Flat 3 and the entrance hall.

Entrance Hall

UPVC double glazed window to the side, radiator, stairs rising to the first-floor landing.

Bathroom

Fitted with three-piece suite comprising panelled bath with fitted shower above over, vanity wash hand basin with cupboards under and tiled splashbacks, low-level WC, obscure double-glazed window to the side, radiator.

Bedroom 2

2.75m (9' 1") x 2.47m (8' 1")

UPVC Double glazed window to the side, radiator.

Bedroom 1

5.08m (16' 8") x 2.98m (9' 9")

UPVC double glazed window to the side, under stairs storage cupboard, double radiator.

SECOND FLOOR

Landing

UPVC double glazed window to the side, door to:

Kitchen

3.15m (10' 4") x 2.40m (7' 11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob, uPVC double glazed window to the side, access to loft space.

Lounge/Diner

5.08m (16' 8") max x 3.33m (10' 11")

UPVC double window to the side, double radiator.

Outside

Parking – We are informed by the current owner that the property benefits from an allocated parking space located to the rear of the building.

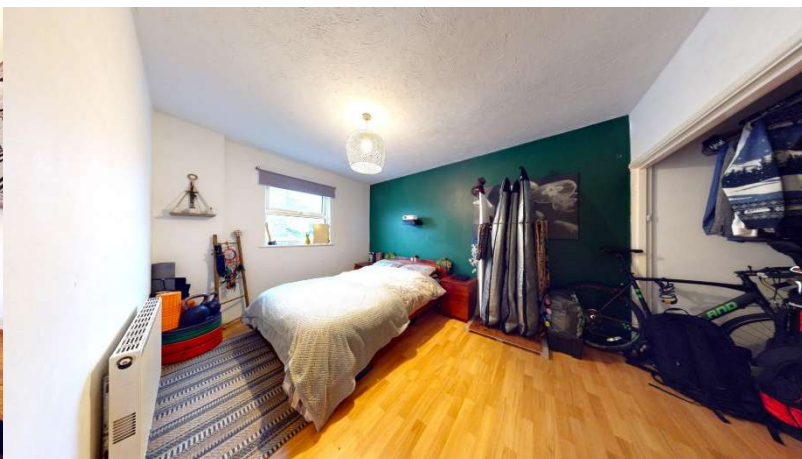
Lease Details

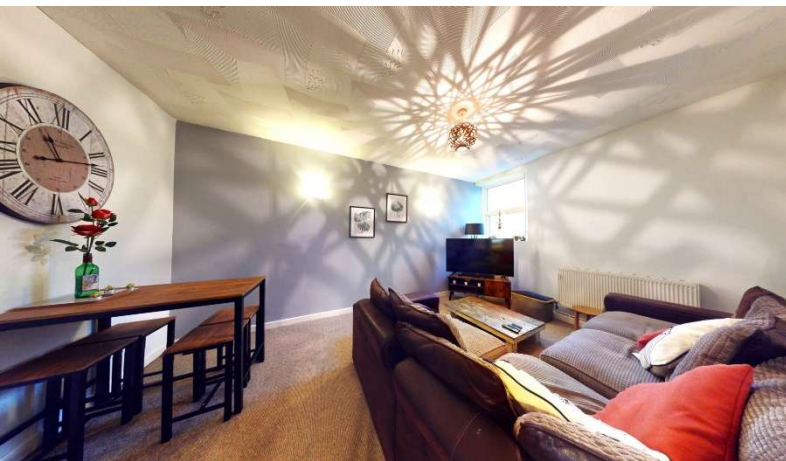
The term of the lease for this property is 999 years from 1st January 1991. This information was gathered from the information held by the Land Registry. We have been advised by the vendor that their ground rent is peppercorn.

Service Charge: The vendor has informed us that he pays approximately £83 per month and the management company is Liskeard Property Management.

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.

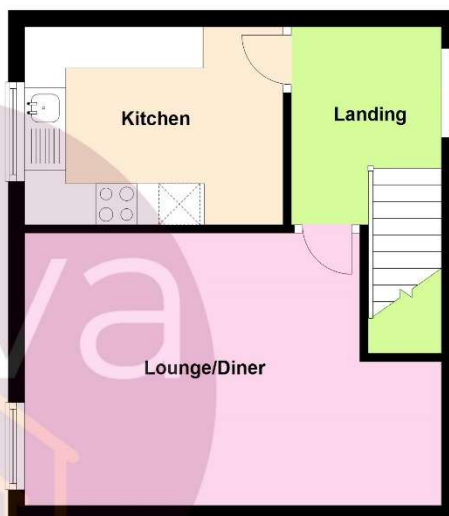




First Floor

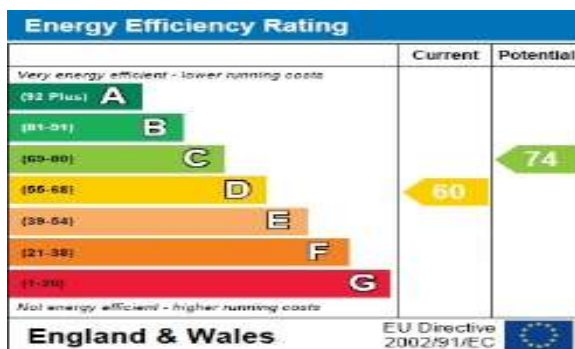


Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

