



Offers in excess of £175,000

Situated in a quiet and tucked-away position within the popular Plymstock area, this two double bedroom first floor flat offers well-proportioned accommodation and excellent potential. The property is offered to the market with no onward chain and benefits from allocated parking, a very long lease in excess of 900 years and reasonable service charges of approximately £600 per annum and ample storage. The accommodation is accessed via a communal entrance with stairs rising to the first floor, where a private entrance hall provides access to all rooms. The lounge/dining room is a generous space with ample natural light and far reaching elevated views and clearly defined areas for both seating and dining, making it ideal for everyday living and entertaining. The kitchen is fitted with a range of base and wall units, work surfaces and integrated cooking appliances, with space for additional white goods. While functional, it offers scope for cosmetic updating to suit modern tastes. There are two genuine double bedrooms, both well sized and offering flexibility for a variety of uses including guest accommodation or home working. The shower room is fitted with a shower enclosure, wash hand basin and WC, and benefits from an obscured window for natural light and ventilation. Although the property would benefit from some cosmetic modernisation, it has been well maintained and represents an excellent opportunity for buyers looking to personalise their home or add value. Externally, the development provides allocated parking, with two visitor spaces and access to a large rear communal garden and a convenient location close to local amenities, transport links and green spaces. Early viewing is recommended.

Easterdown Close, Plymstock, PL9 8SR

Accommodation Comprises

Entrance Hall

Private entrance hall with doors to all rooms, space for coats and shoes.

Lounge / Dining Room

3.37m x 4.47m (11`1" x 14`8")

A spacious living and dining area with window providing good natural light and far reaching views. with plenty of room for seating and dining furniture.

Kitchen

2.79m (9`2") max x 2.23m (7`4")

Fitted with a range of base and wall units, work surfaces, gas hob with extractor, oven, sink unit and space for appliances. Window to the side and large pantry cupboard.

Bedroom One

4.01m (13`2") max x 3.20m (10`6")

A generous double bedroom with built in double wardrobe and additional bedroom furniture.

Bedroom Two

3.33m (10`11") into wardrobe x 3.03m (9`11")

Second double bedroom with built-in wardrobe and window providing natural light.

Shower Room

2.29m x 1.30m (7`6" x 4`3")

Comprising shower enclosure, wash hand basin and WC, with obscured window and storage cupboard

Other Information

Lease length remaining – 965

Service Charge - £600 pa

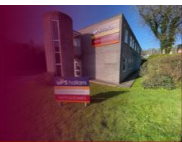
Ground Rent - £0

The property benefits from an allocated parking space to the front of the property. There are also two visitor spaces. The property benefits from access to a large rear communal garden.

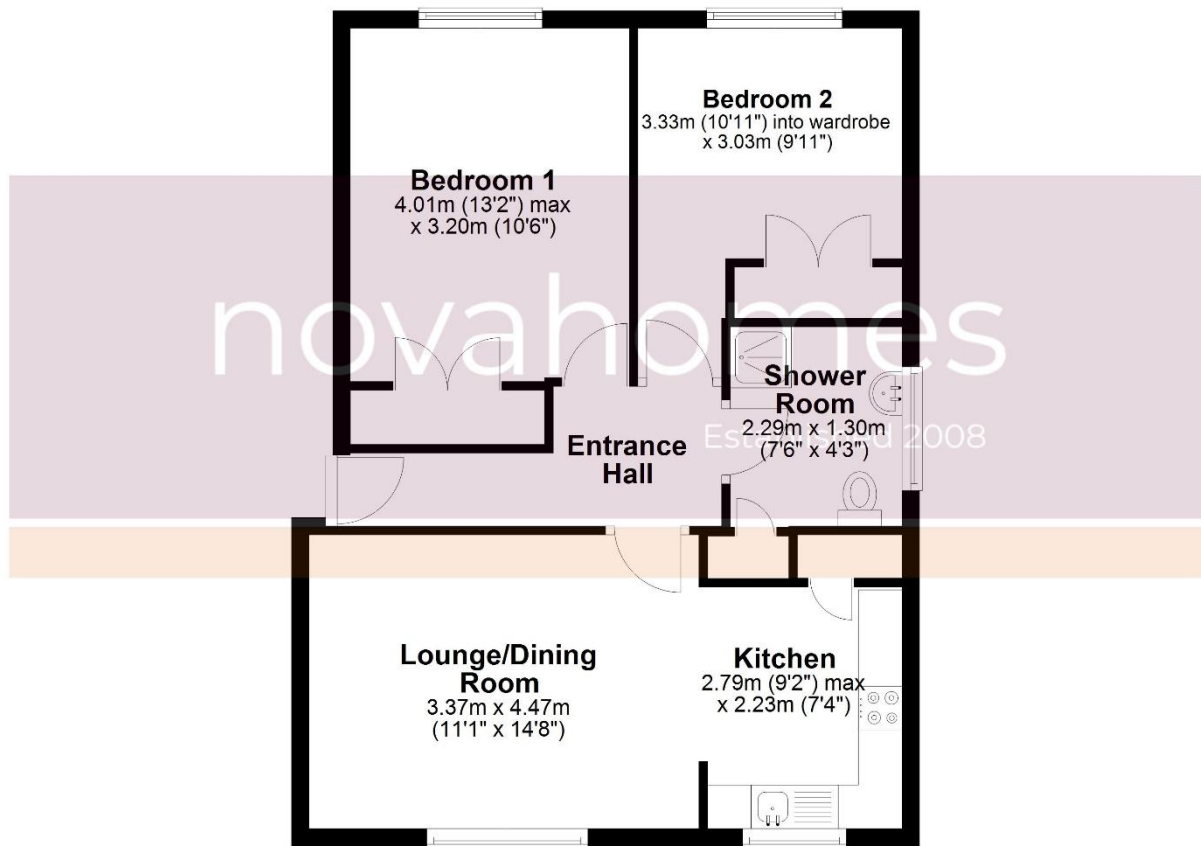
Viewing Arrangements

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





Ground Floor



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.

