



Asking Price £130,000

Located within the ever popular St Judes area of Plymouth, this beautifully presented one bedroom ground floor flat offers spacious accommodation and a superb private rear garden, all within easy reach of Plymouth City Centre and nearby parks. Perfect for first time buyers, young professionals, downsizers or those looking for a well positioned low maintenance home, the property combines traditional charm with tasteful modern improvements throughout. The accommodation comprises a welcoming entrance hall, an exceptionally spacious double bedroom with attractive bay window, a stylish contemporary shower room, comfortable lounge and a bright kitchen/diner fitted with modern units, built-in electric oven and ceramic hob. Large windows and patio doors flood the kitchen area with natural light and provide direct access to the enclosed rear garden. Outside, the property truly stands out with its private level garden featuring paved seating areas, raised flower beds, ornamental pond and useful storage shed, creating a fantastic outdoor space rarely found with flats of this type. Further benefits include uPVC double glazing, gas central heating and on street parking. Situated close to local amenities, transport links, Plymouth City Centre and nearby green spaces, this is a fantastic opportunity to acquire a spacious and well maintained home in a convenient residential location. Early viewing highly recommended.

Faringdon Road, St Judes, PL4 9EP

Ground Floor

Entrance Hall

Bedroom 1

5.02m (16`6") into bay x 4.04m (13`3")

UPVC double glazed bay window to the front, double radiator.

Lounge

4.05m (13`3") x 3.44m (11`3")

Double radiator, double doors through to:

Kitchen/Diner

4.92m (16`2") x 2.97m (9`9")

Fitted with a matching range of base and eye level units with worktop space over with acrylic sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob, two uPVC double glazed windows to the rear, two double radiators, laminate flooring, recessed ceiling spotlights, uPVC double glazed sliding patio doors opening onto the rear garden

Shower Room

Fitted with three piece with comprising, double shower enclosure with fitted shower above, vanity wash hand basin with cupboard under, tiled splashbacks and low-level WC, heated towel rail, recessed ceiling spotlights.

Outside

At the rear of the property there lies a private, level and enclosed paved garden with fishpond and a useful timber workshop/shed running the width of the garden and a courtesy door providing access to the rear ally way.

Lease Details

Length of Lease – 980 years

Reverse Freehold with a management company set up between the two flats of which both owners are the directors.

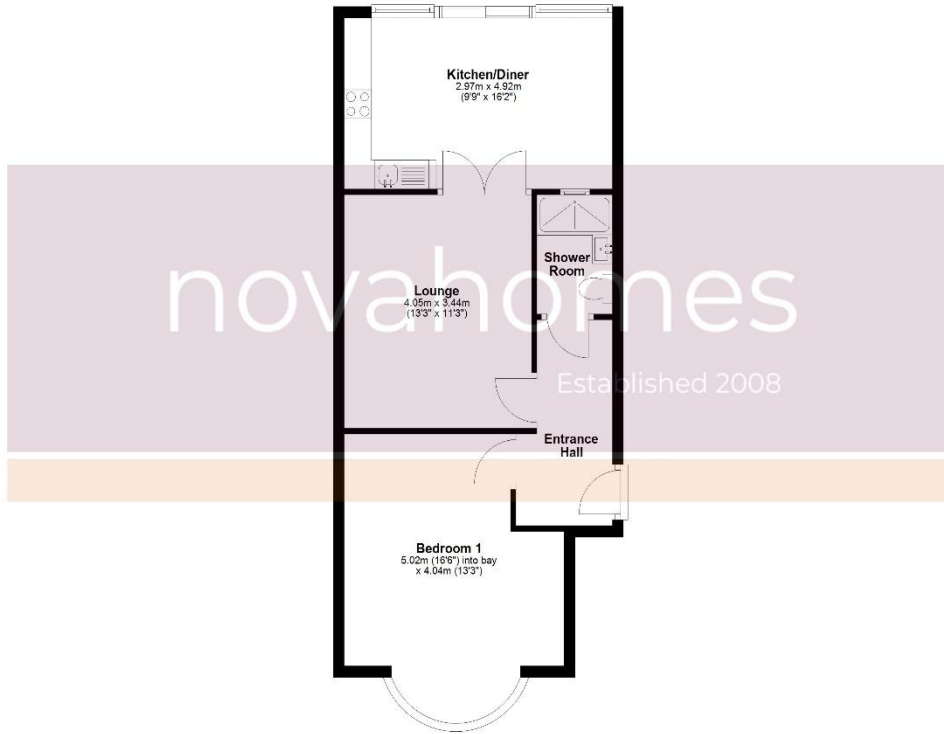
Viewing Arrangements

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

