



Asking Price £120,000

Situated within the ever-popular Lipson area of Plymouth, this beautifully presented ground floor flat offers a fantastic opportunity for first-time buyers and young professionals seeking a characterful home close to the city centre. Occupying the ground floor of a traditional period property, the accommodation combines attractive original proportions with modern comforts, including uPVC double glazing and gas central heating throughout. The property comprises a welcoming entrance hall, a spacious bay-fronted lounge filled with natural light, a generous double bedroom, a modern bathroom and a well-equipped fitted kitchen featuring a built-in electric oven, gas hob and extractor hood. Externally, the property benefits from a private allocated off-road parking space, a valuable addition for a property so conveniently located near Plymouth city centre. Positioned within easy reach of local shops, supermarkets, cafes, public transport links and Plymouth University, the property offers excellent convenience for everyday living while remaining within walking distance of the city centre and waterfront amenities. Offered to the market with no onward chain, this attractive home is ready for immediate occupation and represents an excellent first-time purchase, city base or investment opportunity. Early viewing is highly recommended.

Percy Terrace, Lipson, PL4 7HG

Entrance Hall

Entering through the private front door, you are welcomed into a central entrance hall providing access to all principal rooms. The hallway benefits from neutral décor, fitted carpet, ceiling-mounted light point and radiator, creating a bright and welcoming first impression.

Lounge

4.07m x 3.50m (13` 4" x 11` 6") Into Bay

A beautifully presented reception room positioned to the front of the property and featuring an attractive bay window fitted with vertical blinds, allowing plenty of natural light to flood the space. High ceilings and period proportions create a sense of character and space, whilst the neutral décor and fitted carpet offer a comfortable environment for both relaxing and entertaining. The room benefits from recessed ceiling spotlights, radiator and ample space for lounge furniture.

Bedroom One

2.78m x 3.05m (9` 2" x 10` 0")

A well-proportioned double bedroom situated to the rear of the property. The room enjoys a pleasant outlook, fitted carpet, radiator, ceiling light point and generous space for wardrobes and additional bedroom furniture. The high ceilings continue the characterful feel found throughout the property.

Bathroom

A modern fitted bathroom comprising a panelled bath with glazed shower screen and shower fitted over, pedestal wash hand basin and low-level WC. Finished with contemporary wall tiling and attractive flooring, the room also benefits from a radiator, extractor fan and ceiling lighting.

Kitchen

2.35m x 2.34m (7` 8" x 7` 8")

A well-appointed fitted kitchen offering a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Features include a stainless steel sink and drainer, built-in electric oven, gas hob and extractor hood, together with space and plumbing for additional appliances. A uPVC double glazed window and uPVC door provide natural light and direct access to the allocated parking area. The kitchen also houses the gas central heating boiler and benefits from ceiling spotlights.

Outside

Rear

A particular benefit of this property is the allocated off-road parking space, providing convenient parking rarely found with similar city centre flats.

Agents Note:

Length of Lease - 997 Yeas

Ground Rent - £0

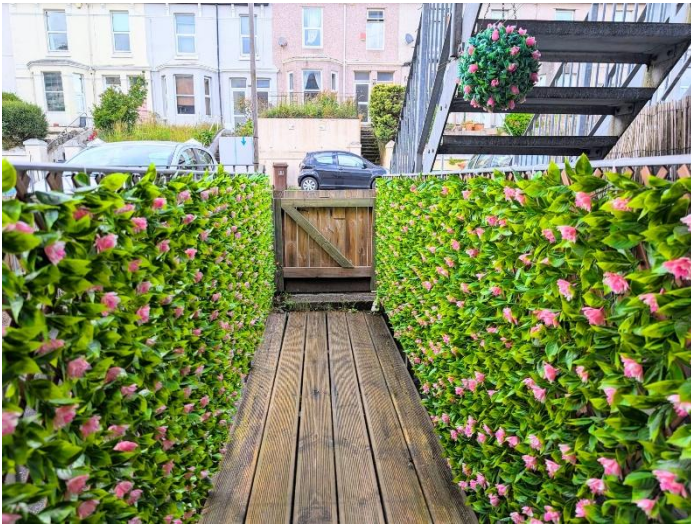
Service Charge - £0

The vendor owns a share of the freehold.

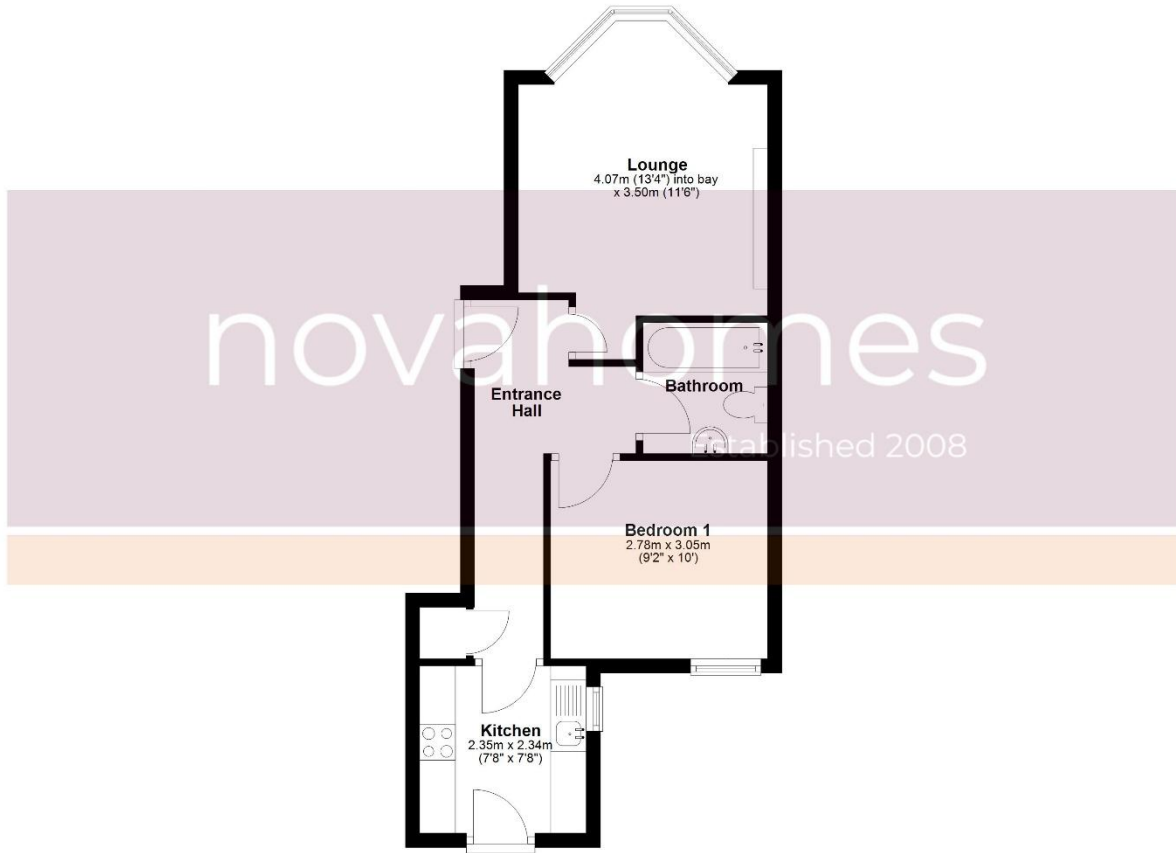
Viewing Arrangements

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 | | 73 | 78 |
| (56-68) D | | | |
| (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.

