



39 PODE DRIVE

PLYMPTON, PLYMOUTH, PL7 2XZ

£160,000
LEASEHOLD

Situated in the Chaddlewood area of Plympton we are please to offer this two bedroom ground floor purpose built flat. Accommodation comprises lounge, conservatory, kitchen, two bedrooms and bathroom. Further benefits include gas central heating, uPVC double glazing, allocated parking, garage and rear and side gardens. Viewing is highly advised



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- Purpose Built Flat
- Two Bedrooms
- Parking & Garage
- Ground Floor
- Conservatory
- Rear & Side Garden



Entrance:

via uPVC double glazed door into:

Hallway:

Doors to all rooms:

Kitchen: 3.43 x 2.47m (11'3" x 8'1")

uPVC double glazed window to the front. Wall and floor mounted units with roll edge worktops and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over and built in gas hob with extractor over, oven beneath and Integrated fridge and freezer. Wall mounted boiler in matching cupboard.

Lounge: 4.39m x 3.44m (14'4" x 11'3")

uPVC double glazed window to the side and sliding patio doors to the conservatory. Feature fireplace and radiator.

Conservatory: 2.74 x 2.66m (8'11" x 8'8")

uPVC double glazed window to the side and rear and double glazed French doors to the patio area.

Bedroom 1: 3.90m x 2.65m (12'9" x 8'8")

uPVC double glazed window to the rear, radiator and built in wardrobes.

Bedroom 2: 3.47m x 2.07m (11'4" x 6'9")

uPVC double glazed window to the rear, range of fitted wardrobes and radiator.

Bathroom:

uPVC double glazed window to the front. Suite comprising panelled corner bath, pedestal wash hand basin, low flush W.C and corner shower cubicle with

glazed screen. Tiling to all walls and to shower area.

Outside:

To the rear of the property is a patio area and some steps leading to a tiered garden with flower borders and mature shrubs and bushes. A gate gives access to the side leading to a further garden laid to lawn with flower borders.

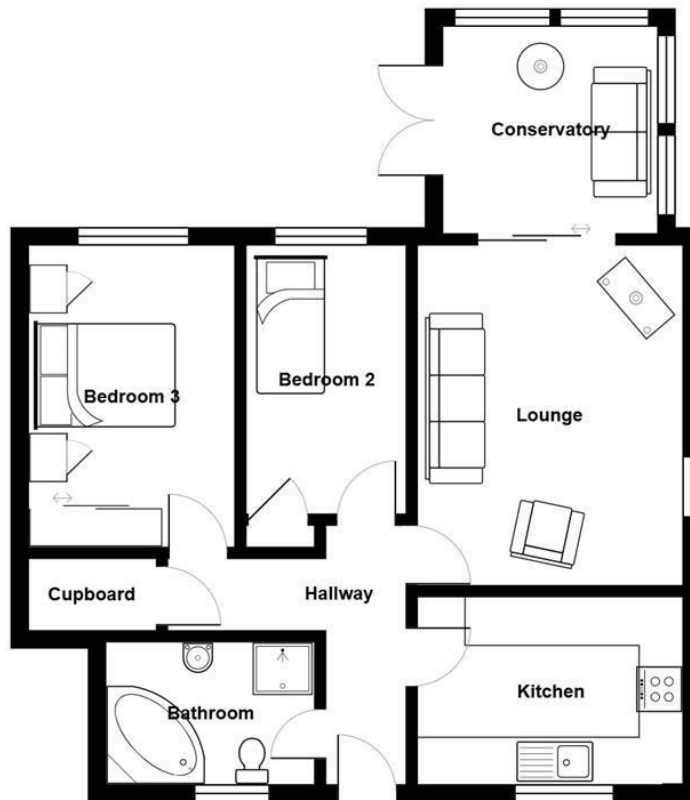
Garage:

A single garage is situated in a nearby block.

Material Information:

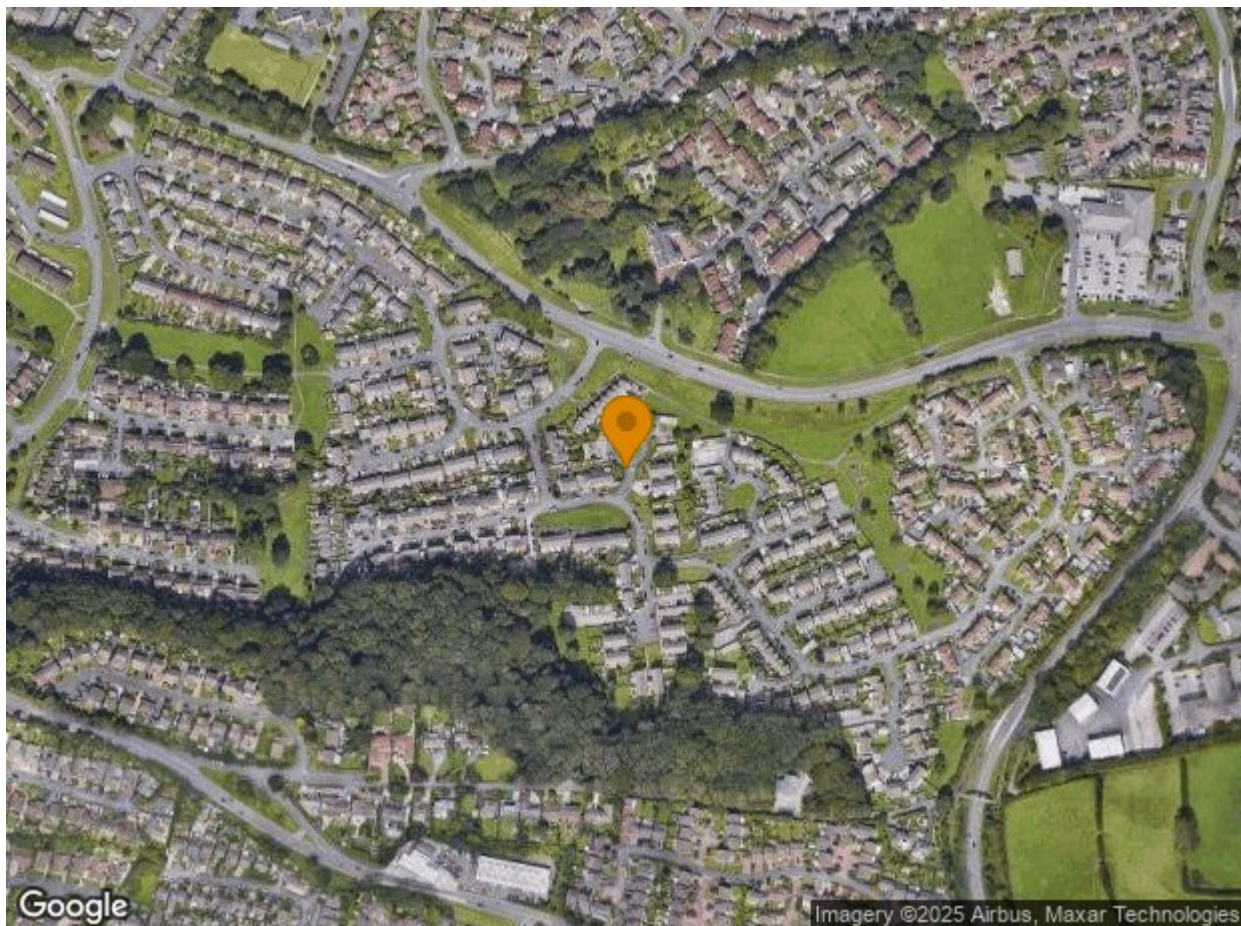
- * Council Tax Band - A Annual Cost £1476.58
- * Construction - Standard
- * Lease - 999 years from 1979 (954 remaining)
- * Service Charge £45 PA approx - Insurance £110 PA approx (TBC)
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - Allocated Parking & Garage
- * Broadband - Standard-Available, Superfast- Un-available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-None, Three-Limited, 02-Limited, Vodafone-Limited
- * Flood Risk - Very Low Risk

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Total Area: 64.8 m² ... 697 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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