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### **Offers Over £100,000 LEASEHOLD**

**Purpose built first floor flat, 2 bedrooms, allocated parking, no onward chain, gas central heating, UPVC double glazing**

**CURLEW MEWS, LAIRA, PLYMOUTH**

**EPC – TBC**



## **PROPERTY DETAILS**

**A purpose built two bedroomed first floor flat with the added benefit of no onward chain and an allocated parking space to the front. Situated within a quiet cul-de-sac in Laira, providing easy access to the A38 via Embankment Road, Marsh Mills Retail Park and Plymouth City Centre. The property would benefit from some cosmetic uplift but would make the perfect first time buy or buy to let purchase once completed. Other benefits include UPVC double glazing and gas central heating.**

**Lease information – 992 years remaining  
Service/maintenance charges - £900.00 per annum  
Council tax band – A**

Communal entrance with stairs to first floor and private door to;

### **ENTRANCE HALL**

Panelled radiator, built-in storage cupboard, doors lead from the entrance hall providing access to all rooms.

### **LOUNGE**

**13'4 x 12'5 (4.07m x 3.67m)**

Panelled radiator, double glazed sliding patio doors to Juliet balcony with views to front elevation, doorway to;

### **KITCHEN**

**9'9 x 6'1 (2.98m x 1.86m)**

Fitted with a range of oak effect base and eye level storage cupboards with marble effect worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated oven and 4 burner gas hob with extractor canopy over, space for an upright fridge freezer, part tiled walls, UPVC double glazed window to front elevation, wall mounted gas boiler providing hot water and central heating.

### **BEDROOM ONE**

**10' x 9'1 x (3.07m x 2.78m)**

Panelled radiator, built-in double wardrobe with sliding doors, UPVC double glazed window to front elevation.

### **BEDROOM TWO**

**10'1 x 9' into wardrobe recess (3.07m x 2.74m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **BATHROOM**

White suite comprising panelled bath with electric shower over and fully tiled surround, pedestal basin, low level WC, extractor fan, opaque UPVC double glazed window to side elevation, radiator.

### **OUTSIDE**

To the front of the property is an allocated parking space, belonging to the property.

### **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

## **AGENTS NOTE**

Please note these property details are yet to be approved by the sellers and are subject to change.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.





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