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£140,000 LEASEHOLD

A spacious and modern 2-bedroom first floor flat, allocated parking space, conveniently located close to shops and Derriford Hospital, double glazed and centrally heated

BELLFLOWER CLOSE, ROBOROUGH, PLYMOUTH



PROPERTY DETAILS

This spacious and modern 2 double bedroom first floor flat located in the popular residential area of Roborough would make the perfect first-time buy or buy to let purchase, due to its position being so convenient for Derriford Hospital, local amenities and pubs, George Junction Park and Ride via Tavistock Road, and a short drive to the beautiful Dartmoor National Park with open moorlands and deep river valleys. Benefitting from an allocated parking space to the rear, lounge/dining room with Juliet balcony, a modern fitted kitchen and bathroom, and ample storage.

The accommodation comprises of entrance hall, lounge/dining room with balcony, modern fitted kitchen, 2 double bedrooms and a good-sized bathroom. Other benefits to this property include double glazing and central heating.

**Lease information – 106 years remaining
Service/maintenance charges - £1,700.00 per annum
Ground rent - £200.00 per annum
Council tax band – B
EPC – B**

Communal entrance via entry phone system. Stairs to first floor and private door to;

ENTRANCE HALL

Built-in double storage cupboard, panelled radiator, doors lead off the entrance hall providing access to all rooms.

LOUNGE/DINING ROOM

15'3 x 12'7 (4.68m x 3.9m)

2 panelled radiators, UPVC double glazed window to rear elevation with adjacent UPVC double glazed patio door to Juliet balcony. Archway to;

KITCHEN

9'5 x 8'5 (2.9m x 2.6m)

Well fitted with a range of grey shaker style base and eye level storage cupboards, marble effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess areas with plumbing for a washing machine and under counter fridge or small freezer, integrated oven and 4 burner gas hob and extractor canopy over, further space for an upright fridge freezer, cupboard housing wall mounted gas boiler providing hot water and central heating, part tiled walls, ceramic tiled flooring, UPVC double glazed window to front elevation.

BEDROOM ONE

12'1 x 11'1 (3.7m x 3.4m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM TWO

8'8 x 8'8 (2.7m x 2.7m)

A double bedroom. Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

8'6 x 6'3 (2.59m x 1.90m)

White suite comprising panelled bath with mixer shower over and fully tiled surround, pedestal basin, low level WC, panelled radiator, ceramic tiled flooring, built-in airing cupboard with fitted shelving, opaque UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the building there is an allocated parking space, belonging to the property.

LOCATION

Moorland Reach is a small modern development that was built in 2006. It is very popular with commuters needing ease of access to the North of Plymouth or people wishing to be in close proximity to Dartmoor National Park being on its doorstep. Plymouth City Centre is 5.7 miles from the property whilst Tavistock is 9.3 miles from the property. Amenities nearby include a Tesco Extra that is within walking distance and Roborough Village including a public house in close proximity.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

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

The Consumer Protection Regulations

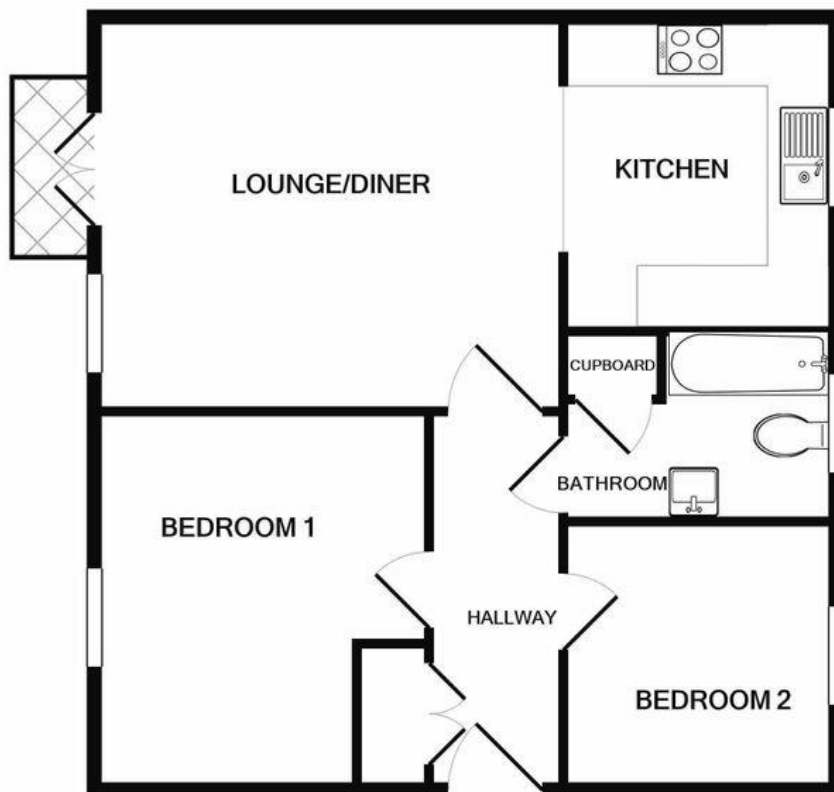
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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