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£120,000 LEASEHOLD

WENTWOOD GARDENS, THORNBURY, PLYMOUTH

Situated in a convenient position close to Derriford Hospital, local amenities and good transport links is this 2 double bedroom purpose-built ground floor flat in the popular residential area of Thornbury. Requiring updating and modernisation but will make a great first-time buy or buy to let investment once the works have been completed. The property enjoys level gardens to the front and rear elevations, a garage in a nearby block and ample storage.

EPC – C



PROPERTY DETAILS

The accommodation comprises of an entrance hall, lounge/dining room, fitted kitchen, 2 double bedrooms and a bathroom. Other benefits to this property is being fully double glazed and centrally heated.

**Lease information – 950 years remaining
Management company – Plymouth Community Homes
Ground rent - £45.60 per annum**

COUNCIL TAX BAND – A

Opaque UPVC double glazed door to;

ENTRANCE HALL

Wall mounted electric panelled radiator, under stairs storage cupboard, natural wood doors lead from the entrance hall providing access to all rooms.

LOUNGE/DINING ROOM

13'4 x 11'8 (4.1m x 3.6m)

Panelled radiator, UPVC double glazed window to front elevation.

KITCHEN

7'8 x 6'8 (2.4m x 2.1m)

Fitted with a range of cream shaker style base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, space for an upright fridge freezer, space for under counter fridge or tumble dryer, cooker recess, wall mounted gas boiler providing hot water and central heating, part tiled walls, UPVC double glazed window to front elevation.

BEDROOM ONE

14'4 x 8'8 (4.4m x 2.7m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM TWO

11'1 x 7'2 (3.4m x 2.2m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment with fully tiled surround, wash hand basin, low level WC, opaque UPVC double glazed window to side elevation, large built-in storage cupboard, panelled radiator, fully tiled walls.

OUTSIDE

To the front of the property is a level lawned garden, offering a good deal of privacy. To the rear of the property is a further lawned garden, enclosed with high larch lap fencing. There is a garage located in a nearby block, belonging to the property.

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

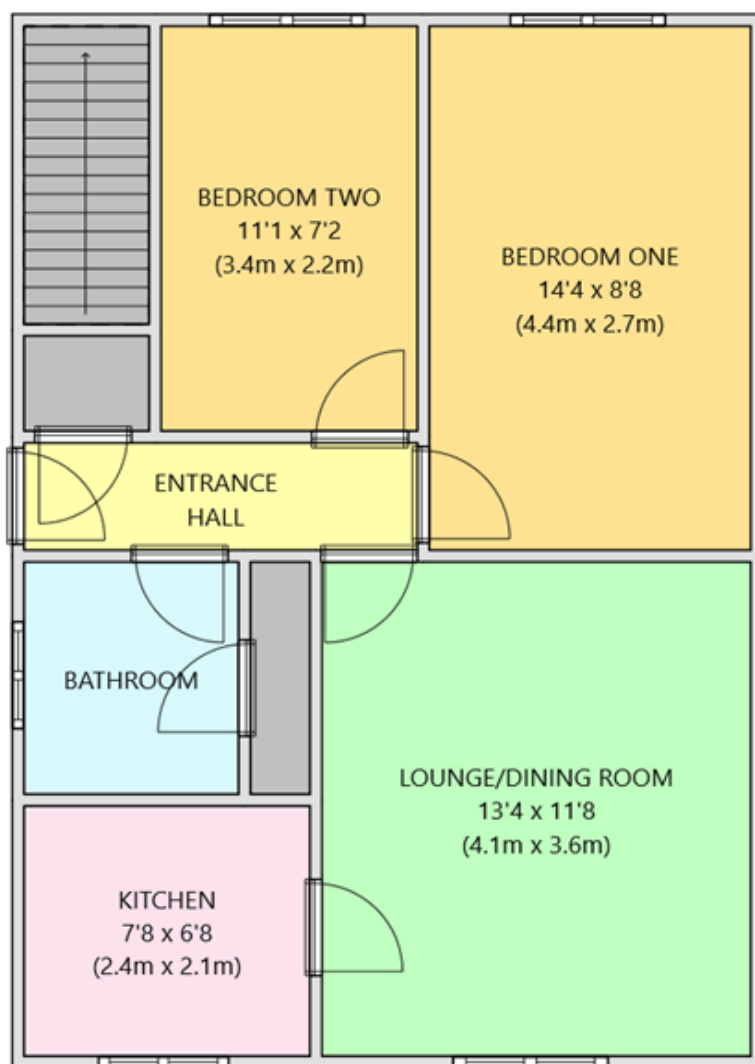
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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