



## 10 Chaddlewood House Clement Road

Plympton, Plymouth, PL7 2HH

£100,000



Well-presented first floor apartment for the over 45s in Chaddlewood, a popular area of Plympton. The accommodation comprises a spacious lounge/diner, kitchen, 2 bedrooms, master ensuite & family bathroom. There are communal gardens together with an allocated parking space & visitor parking. Cash buyers only due to length of current lease.



## CHADDLEWOOD HOUSE, CLEMENT ROAD, PLYMPTON, PL7 2HH

### COMMUNAL ENTRANCE

A phone entry system provides access to the communal entrance hall with a staircase leading to the first floor.

### ENTRANCE HALL

Doors leading to the lounge/diner, kitchen, bedrooms, bathroom and 2 storage cupboards - one of which houses the water tank. Access hatch to roof void. Wall-mounted entry phone. Night storage heater.

### LOUNGE/DINER 20'3" x 13'6" (6.19m x 4.13m)

A spacious room with ample space for a dining table. Feature fireplace with wood mantel and surround with marble inset and hearth. uPVC double-glazed window to the front. Night storage heater. Covings and ceiling rose.

### KITCHEN 13'3" x 6'8" (4.05m x 2.04m)

Attractive matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset 4-ring hob and filter hood over, sink unit and mixer tap. Tiled splash-backs. Fitted twin oven and spaces for an upright fridge-freezer and washing machine. uPVC double-glazed window to the front. Tiled-effect vinyl flooring. Ceiling spotlighting.

### BEDROOM ONE 13'3" x 9'11" (4.06m x 3.03m)

Range of fitted bedroom furniture. uPVC double-glazed window to the front. Door into the ensuite.

### ENSUITE 10'1" x 4'8" (3.09m x 1.44m)

Matching suite comprising walk-in shower with fitted seat, wall-mounted wash hand basin and close-coupled wc. Fully-tiled walls. Wall-mounted electric fan heater. Part-obscured double-glazed window to the front.

### BEDROOM TWO 13'3" x 6'4" (4.04m x 1.95m)

uPVC double-glazed window to the front.

### BATHROOM 10'2" narrowing to 6'3" x 5'4" narrowing to 2'3" (3.1m narrowing to 1.92m x 1.64m narrowing to 0.7m)

Matching suite comprising panelled bath with electric "Mira" shower over, wash handbasin inset into vanity storage cupboards and close-coupled wc with hidden cistern. Extractor fan. Tiled walls. Chrome heated towel rail.

### OUTSIDE

This wonderful building sits on a generous plot with communal gardens to one side, mainly laid to lawn, mature shrubs and trees. On the other side is a parking area where there is one allocated parking space and visitor spaces.

### LEASE INFORMATION

Ground rent £557.62 per annum  
Service charge £2,308.84 per annum  
64 years remaining on the lease

### AGENT'S NOTE

Plymouth City Council  
Council Tax band: A

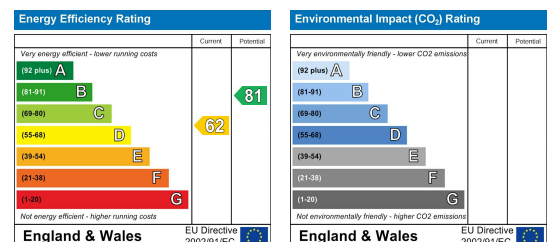
## Area Map



## Floor Plans



## Energy Efficiency Graph



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