

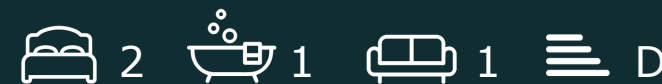
DC  
LANE

SELL • LET • MANAGE



Fegen Road, Plymouth, PL5 1HZ

£100,000 Leasehold









£100,000

# Fegen Road

## Plymouth, PL5 1HZ

- Ground Floor Flat
- St Budeaux Location
- Lovely Communal Gardens
- Secure Entrance
- No Onward Chain
- Two Double Bedrooms
- River Tamar Views
- Storage Sheds
- Spacious Accommodation
- Council Tax Band A

DC Lane are delighted to present to the market this well proportioned two bedroom flat with great views situated in St Budeaux close to the local shopping parade of shops and within walking distance to Saltash Passage waterfront.

Entry is through a secure entrance into the communal hallway which is well maintained by the management company. Positioned on the ground floor the hallway leads to a lovely sitting room which really is 'a room with a view' as the view over the gardens and toward the River Tamar can be enjoyed from the large window. The master bedroom also boasts the same view and a further double bedroom are serviced by a modern shower room with shower cubicle. The kitchen has plentiful units and storage cupboards throughout the flat offer storage convenience. There is another storage cupboard in the communal hallway and a further shed outside.

The rear communal gardens are well tended to by the residents and each flat has it's own slab for possible placement of garden furniture to sit and admire the view or for keen gardeners to have an array of potted plants.

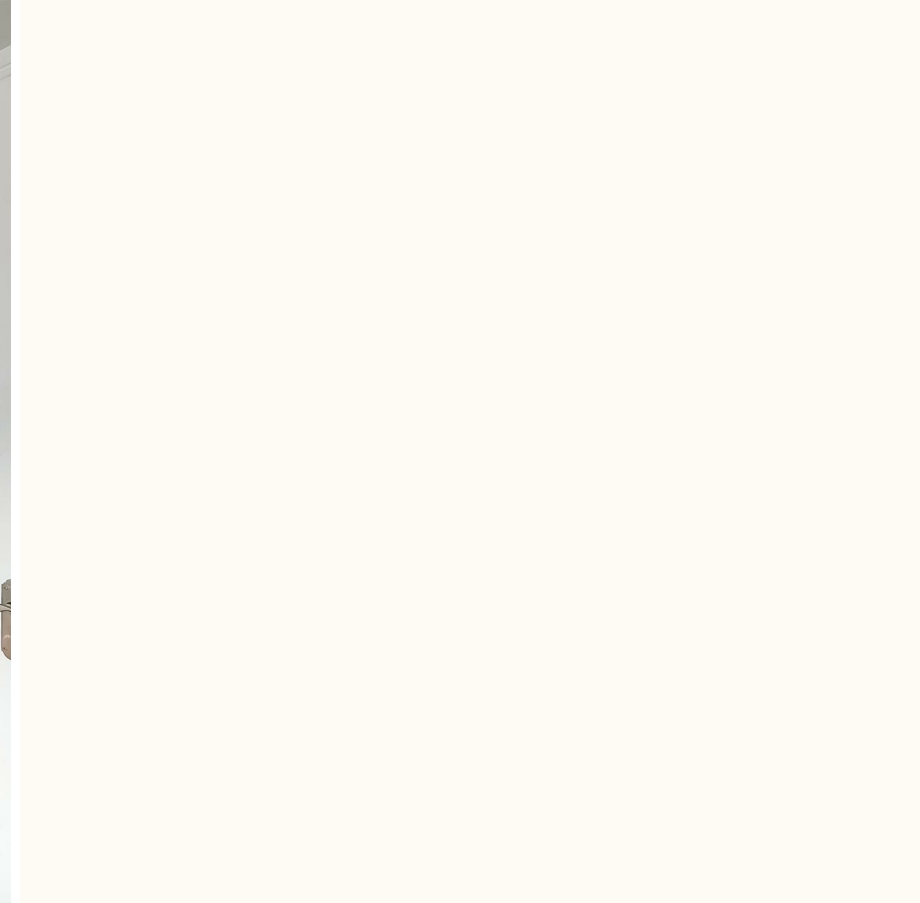
With natural light flooding the property throughout, generous accommodation, gas central heating, double glazing, long lease and no onward chain, a viewing is highly recommended to appreciate this property with a great view.



### Ground Floor

Lounge	15'5" x 11'7" (4.72 x 3.54)
Kitchen	10'4" x 8'6" (3.15 x 2.61)
Bedroom One	11'8" x 11'7" (3.56 x 3.54)
Bedroom Two	9'11" x 8'6" (3.04 x 2.61)
Shower Room	8'6" x 4'9" (2.61 x 1.47)





## Directions

Head north-west on Wolseley Rd towards Carlton Terrace Go through 1 roundabout 0.6 mi Turn left to stay on Wolseley Rd 0.3 mi Turn left onto Rennie Ave 125 ft Turn right onto Foulston Ave 0.2 mi Turn right onto Fegen Rd 0.1 mi and the block can be found at the end on the right.

## Scan for Material Information



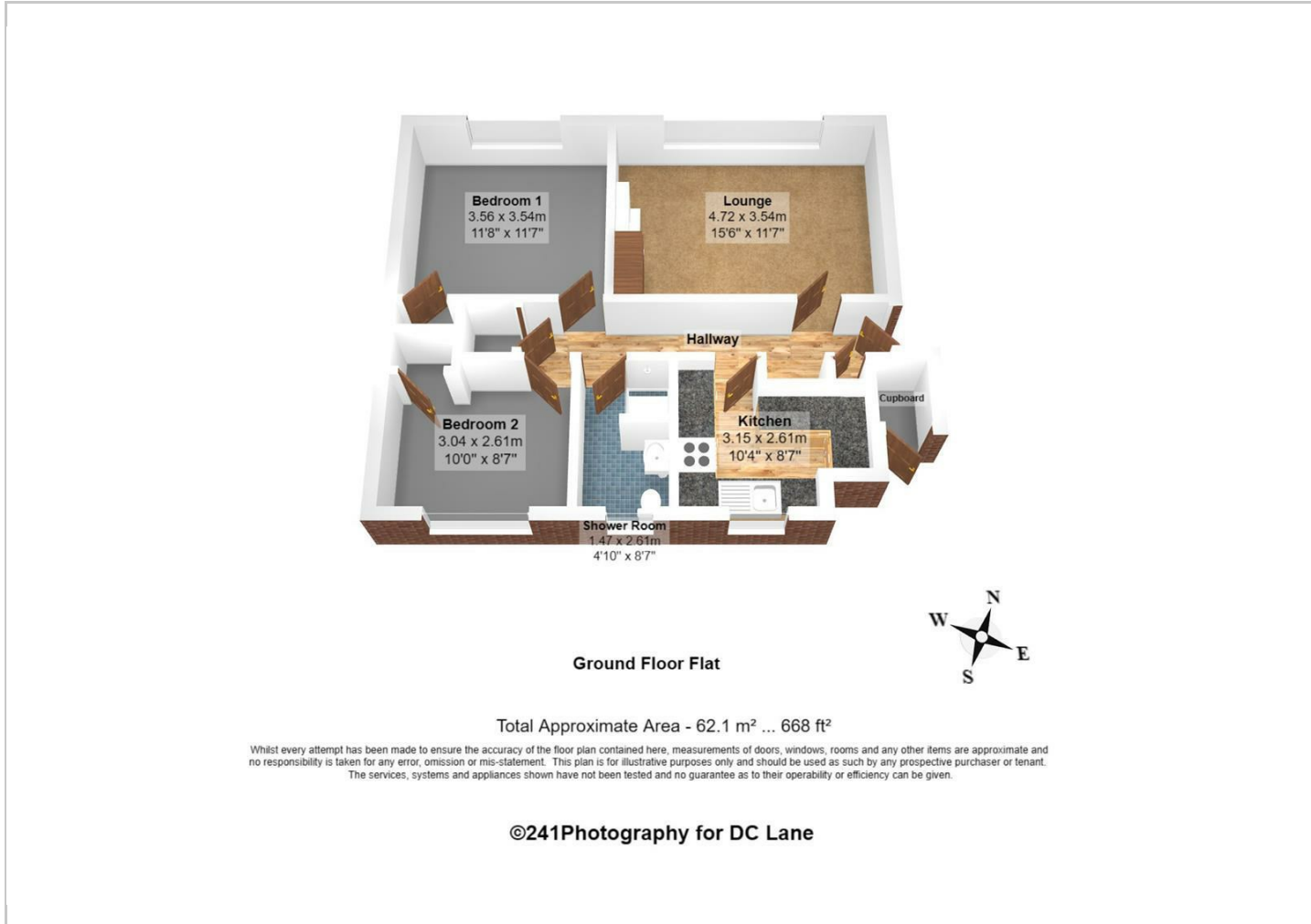
**Council Tax Band: A**







## Floor Plans

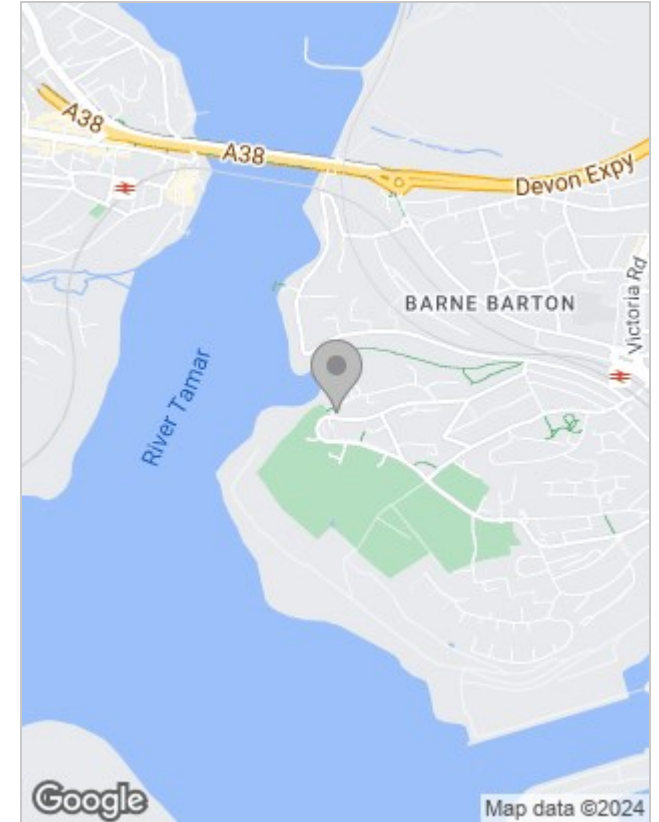


## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

