



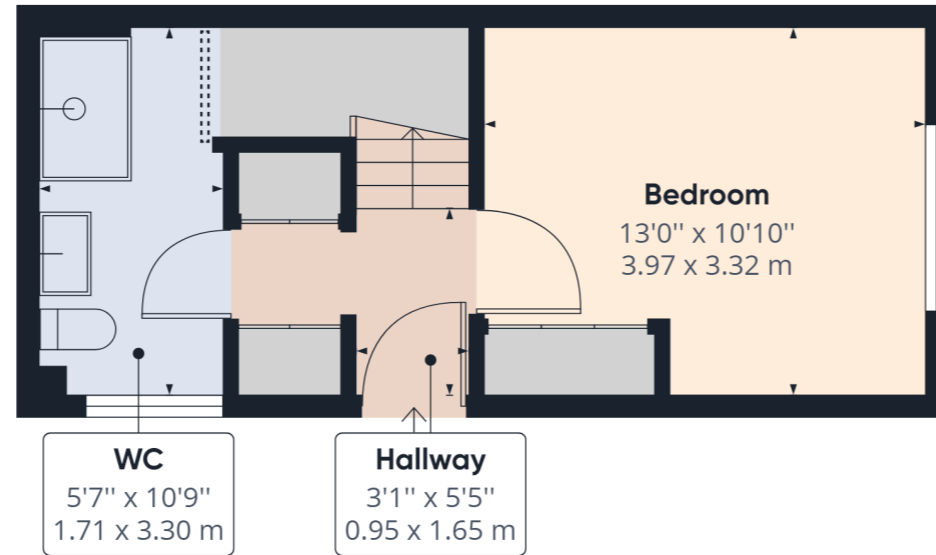
**Ridgewater**

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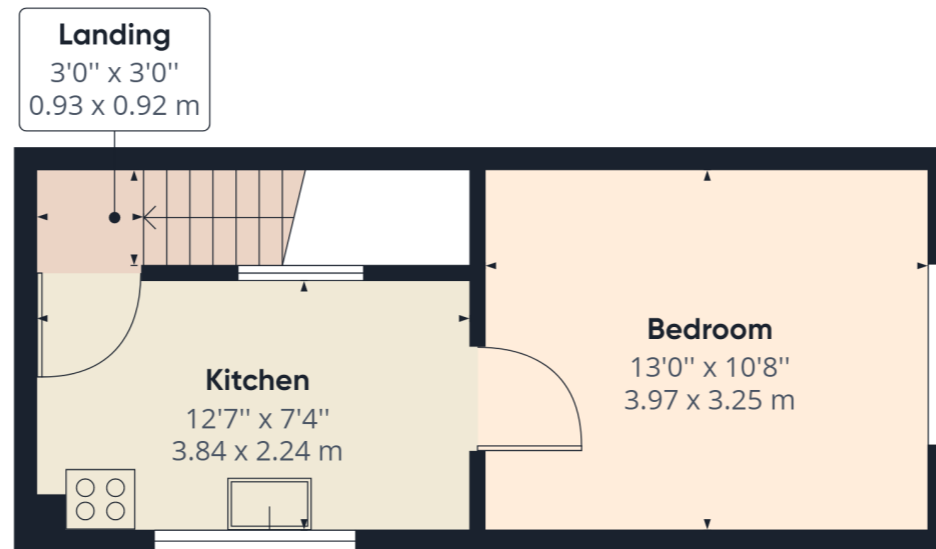
**1 Bedroom Maisonette for Sale in Victoria Park Road,  
Plainmoor**

Guide Price £125,000

# FLOOR PLAN



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

515.36 ft<sup>2</sup>

47.88 m<sup>2</sup>

**Reduced headroom**

0.66 ft<sup>2</sup>

0.06 m<sup>2</sup>

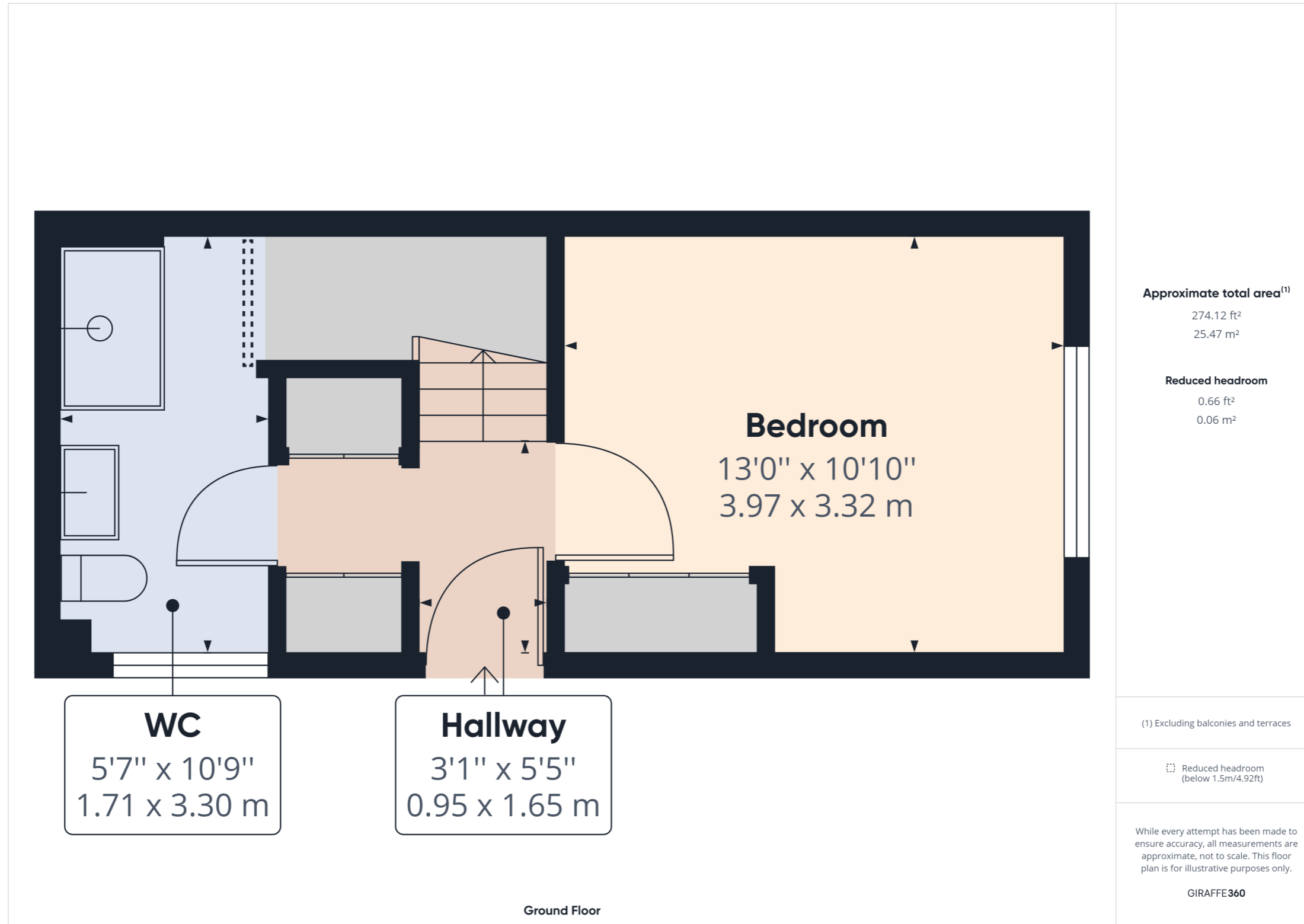
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

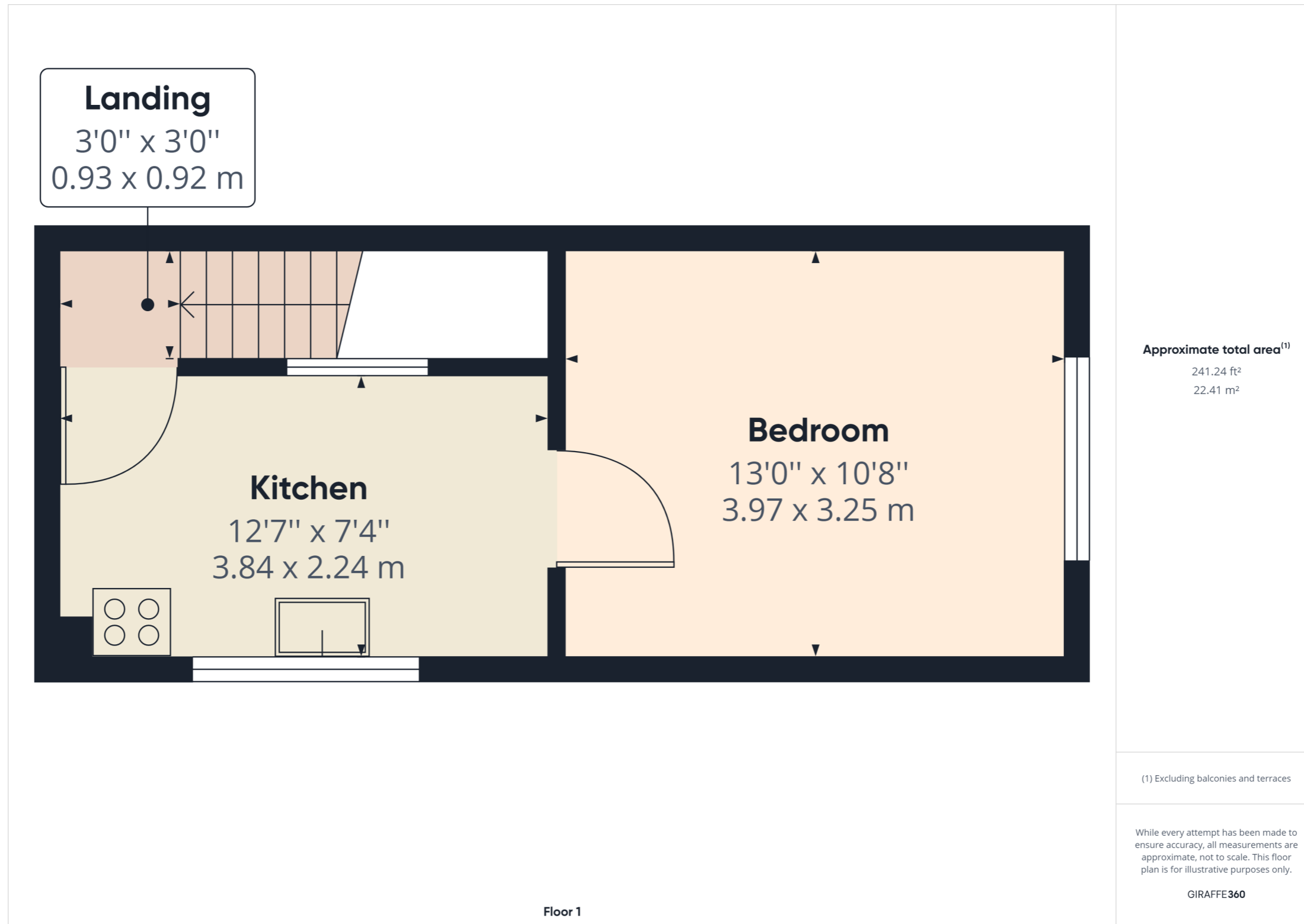
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# FLOOR PLAN



# FLOOR PLAN



# DESCRIPTION

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Guide Price £130,000 to £140,000 A conveniently located maisonette situated within a few minutes level walking distance of the Plainmoor shops and Lidl supermarket with bus services in St Marychurch Road. The town centre, St Marychurch and Babbacombe areas are also within easy reach. The hallway has two good sized storage cupboards with access to the spacious bedroom and bathroom, the stairs lead to the first floor having a lounge and kitchen (the lounge and bedroom could be changed round depending on preference). The property benefits from double glazing and gas fired central heating. Outside is a parking space to the front and a garden area.

**Entrance Hall.** Coved ceiling. Radiator. Built in airing cupboard housing an Ideal Logic 24 gas fired boiler and shelving. Further built in storage cupboard with shelving. Doors to ...

**Bedroom (or Lounge)** 10'10" x 13' (3.32m x 3.97m). Double glazed window to front. Coved ceiling. Radiator. Fitted wardrobe with hanging rail and shelving.

**Large Shower Room/WC.** 10'9" x 5'7" (3.30m x 1.71m). Originally a bathroom and now fitted with a modern white suite comprising a close couple WC and a pedestal washbasin. Large shower cubicle with glazed screens, tiled walls and a chrome mixer shower. Obscure double glazed window to the side. Radiator.

Stairs from the hall lead up to the **First Floor Landing.**

**Kitchen** 12'7" x 7'4" (3.84m x 2.24m). Fitted with a range of white units comprising cupboards and drawers with roll edge work top areas and a one and a half bowl stainless steel sink unit with a mixer tap. Space for fridge/freezer, cooker and a washing machine. Access to loft space. Large double glazed window to the side. Obscure glazed internal window to landing.

**Lounge (or Bedroom)** 10'8" x 13'0" (3.25m x 3.97m). Coved ceiling. Double glazed window to the front. Radiator. Telephone point.

## Outside

The property is approached by a shared driveway giving access to main accommodation. There is a shared parking area with **Parking Space** for one car, and a gravelled **Front Garden** area.

General. Leasehold. Residue of a 125 year lease from 1989. Ground Rent of £10 per annum. We understand that maintenance is charged on an 'as and when' basis. We understand each of the properties owns a share of the freehold.

Council Tax Band A (£1,488.56 or £1,116.42 with SPD 2024/25).

Energy Efficiency Rating C.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS

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**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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