



Wingfield Road, Stoke, Plymouth

**OIRO £150,000**



## Key Features

- Beautiful converted villa
- Grade II listed building
- Two bedroom apartment
- Period characteristics
- Local bus routes
- Allocated parking
- EPC rating E
- Leasehold
- Council tax band B





Tucked away from the road and located on the first floor, the apartment is neutrally decorated throughout and is bursting with characteristic features, occupiers benefit from a well-maintained communal entrance hallway and stunning enclosed communal gardens to the rear.

Entering the property into the hallway, you have access to all rooms within the apartment. Storage cupboard. Spacious in size, the living room is to the front aspect of the property and has plenty of space for living room furniture and a dining room table and chairs if desired. Eye-catching ceiling rose.

Both bedrooms are double in size with room for bedside units or a chest of drawers and benefit from built-in storage cupboards. The fuse box is located in bedroom one.

Fitted with matching white upper and base units, the kitchen is tiled to splashback areas and benefits from an integrated cooker and induction hob with extractor overhead. Inset sink with mixer tap and drainer. Free standing dishwasher, washing machine and refrigerator. Finished with a granite effect roll edge laminate worktop.

The shower room is fitted with a walk-in shower cubicle and wall mounted electric shower with sliding doors, hand basin with vanity unit fitted under, push plug and mixer tap. Low level toilet with push flush.

The property is heated via electric and heaters are mounted to each wall of the apartment.

Benefitting from an allocated parking space and a wonderful communal entrance.

The area of Stoke is close to the Centre of Plymouth and is within walking distance to the City Centre and on local direct bus routes.

**OFFERED TO THE MARKET WITH NO CHAIN!** The property currently has a tenant in situ and earns an annual rental market rent figure of £10,800 pa which produces an estimated yield of approx. 7.2%.

Tenure: Leasehold

Lease remaining: 986 years

Ground rent - £0.00

Service/maintenance charge: £145 per month, reviewed annually

Council tax band - B

EPC Rating - E



### Disclaimer

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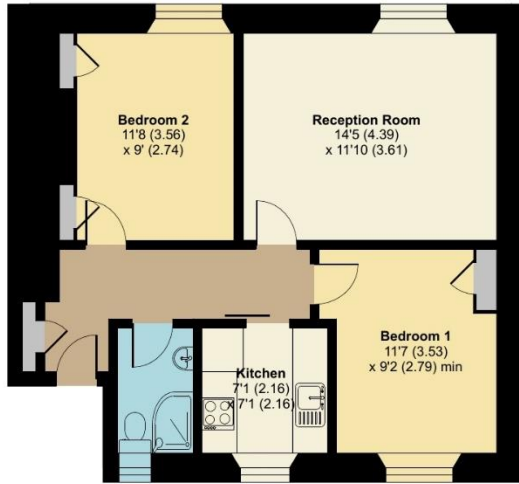
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Wingfield Road, Plymouth, PL3

Approximate Area = 594 sq ft / 55.2 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlsche.com 2024. Produced for Northwood. REF: 1076845

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 50   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

