



## 5E Teats Hill Flats Teats Hill Road

Coxside, Plymouth, PL4 0LX

£158,000



A self contained second floor (top level) flat, set within this purpose built building built for the council and now managed by PCH (Plymouth Community Homes). A communal hall with staircase rising to the second floor. The flat itself with well proportioned light and airy accommodation including a generous size lounge/dining room with french door and windows to the rear, a balcony and from the rear enjoying stunning panoramic views looking over the adjoining boatyard and beyond towards Plymouth Sound and the sea in the distance. Integrated kitchen with similar views housing the gas fired boiler. Two good size bedrooms with quality built in wardrobes and a well appointed bathroom/WC. A unique opportunity to purchase a top level flat with far reaching panoramic views.



## TEATS HILL FLATS, COXSIDE, PLYMOUTH, PL4 0LX

### LOCATION

Teats Hill Flats in Coxside, close to Plymouth Barbican, the waterside and an excellent variety of local services and amenities found within walking distance.

### ACCOMMODATION

Front door with door entry phone system into:

### GROUND FLOOR

#### COMMUNAL HALL

Stairs up to second floor. Door into Flat E. Panelled front door with peep hole viewer into:

#### HALL

Ceiling light and smoke detector. Dado rail with pine panelling under.

#### LOUNGE/DINER 13'1 x 11'10 (3.99m x 3.61m)

uPVC double glazed windows and uPVC double glazed door enjoying panoramic views looking out over Queen Anne's Battery marina and beyond across Plymouth Sound and the western approaches. Fireplace with pebble effect fire.

#### BALCONY 12'5 x 3'5 (3.78m x 1.04m)

Stainless steel detailing with long open views in a southerly direction.

#### KITCHEN 9'7 x 9'3 (2.92m x 2.82m)

uPVC double glazed window to the southerly elevation with similar long views across Queen Anne's Battery marina and beyond to Plymouth Sound and the western approaches. A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces with matching upstands on all sides. Tiled splash back with stainless steel sink with mixer tap. Wall mounted gas fired boiler servicing the central heating and domestic hot water. Beko cooker with gas hob. Space and plumbing suitable for automatic washing machine. Space for upright fridge/freezer.

#### BEDROOM ONE 12'1 x 10'8 (3.68m x 3.25m)

uPVC double glazed window to the front. Built in wardrobe.

#### BATHROOM

Obscure uPVC double glazed window. White modern suite with close coupled WC, pedestal wash hand basin with tiled splash back, panelled bath with tiled splash back and wall mounted Bristan electrically heated shower over and glazed shower screen.

#### BEDROOM TWO 12'2 x 8'1 (3.71m x 2.46m)

Window to the front. Built in wardrobe.

### AGENTS NOTE

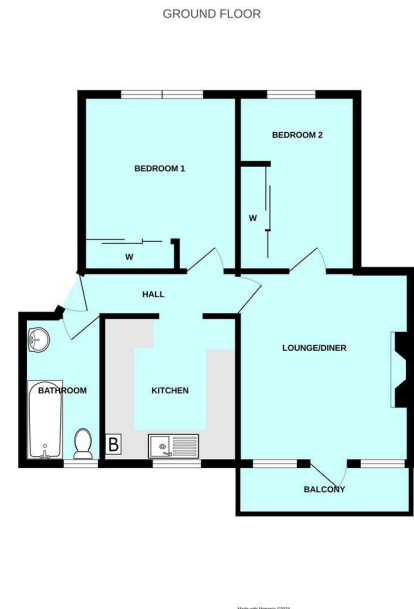
Tenure - Leasehold with a term of about 102 years remaining. Maintenance charge of £1187.52 per annum.

Council tax - Plymouth City Council. Band A.

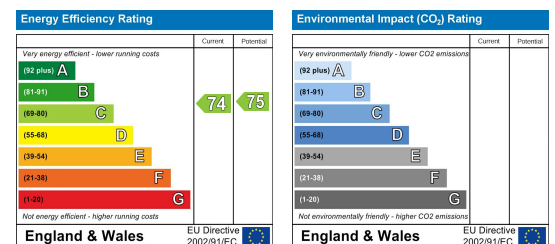
### Area Map



### Floor Plans



### Energy Efficiency Graph



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