



Blandford Road, Plymouth
£195,000



359 Blandford Road Plymouth, PL3 6JD

Welcome to your dream home! This turnkey property, strategically positioned on a raised walkway, offers a perfect blend of comfort and convenience. As you step inside, you're greeted by a warm and inviting hallway, leading you to the heart of the home.

To your left, discover a conveniently placed downstairs w/c, while on the right, a stylish and modern fitted kitchen awaits. Boasting ample storage, integrated appliances, and a sleek design, this kitchen is a culinary enthusiast's delight. The hallway also features a spacious storage cupboard, ensuring clutter is kept at bay.

Venture further, and you'll find the generously proportioned living room diner. Bathed in natural light through a large window and glass UPVC framed door, this space seamlessly connects with the rear garden. The garden, fully enclosed and low maintenance, provides a tranquil outdoor oasis, perfect for unwinding and entertaining. A gate from the garden opens up to reveal two allocated off-road parking spaces, adding an extra layer of convenience to your lifestyle.

Ascending to the first floor, two bedrooms await your personal touch. The double bedroom comes complete with a fitted wardrobe and a sizable storage cupboard, offering practical solutions for your organizational needs. The single bedroom provides flexibility for various living arrangements. The modern bathroom, adorned with a heated towel rail, w/c, wash hand basin, and a full-size bath, creates a spa-like atmosphere.

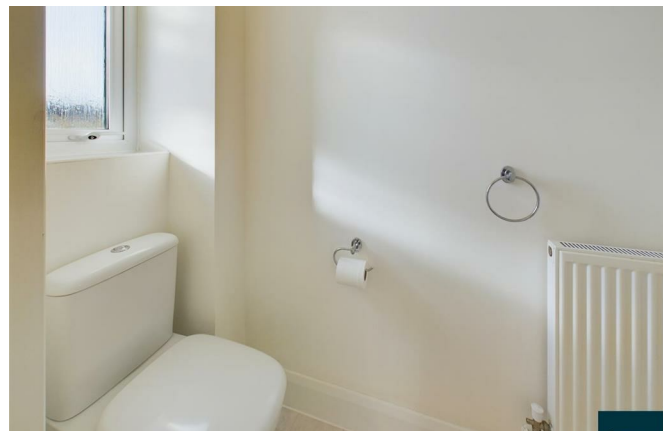
This property is a golden opportunity for first-time buyers, downsizers, or savvy buy-to-let investors. With schools, shops, and bus stops nearby, and excellent transport links in and out of the city, you'll find everything you need within easy reach.

Don't miss out on the chance to make this house your home. Schedule a viewing today and embark on a journey to your perfect living space!





- Offered with NO-CHAIN
- 2-bedrooms
- Modern bathroom
- Modern kitchen
- Living room/diner
- Downstairs w/c
- Enclosed rear garden
- 2-allocated off-road parking spaces



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC: B
Council Tax: B
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

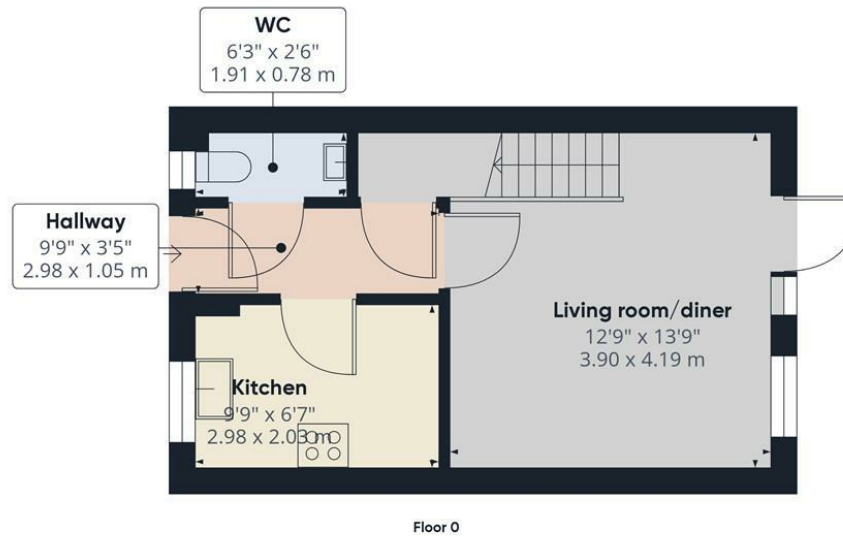
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

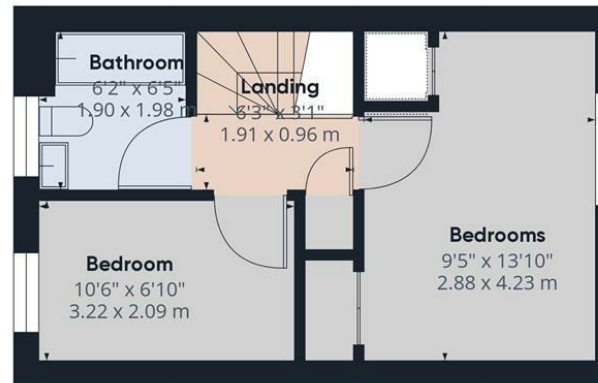
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area[®]
580.24 ft²
53.91 m²

(1) Excluding balconies and terraces

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

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