

Property details **approval form**

87 Garden Street, Plymouth, Devon, England, PL2 1DD

Date: 18 July 2025

Property Ref and Version: SBU109300 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£125,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 117 years from 03 Dec 1990.

○ Key Features

- > Energy Rating: Awaited
- > NO ONWARD CHAIN
- > Investment Potential Or First Time Buy
- > In Need Of Some Modernisation
- > Balcony
- > Gas Central Heating
- > Double Glazing
- > Far Reaching Views

○ Short Description

A two double bedroom flat offered with no onward chain, featuring a balcony. While in need of some modernisation, the property benefits from double glazing and a recently serviced boiler.

○ Long Description

Offered to the market with no onward chain is this spacious two double bedroom flat, ideal for first-time buyers, investors, or those looking to put their own stamp on a property. Located in a convenient residential area, this flat offers well-proportioned living space throughout and the added benefit of a balcony. The property also benefits from far reaching views across the river and beyond to Cornwall.

Although the property is in need of some modernisation, it presents an excellent opportunity for buyers to update and improve to their own tastes. The flat is fitted with double glazing, helping to enhance energy efficiency and reduce outside noise. Additionally, the boiler has been recently serviced, providing peace of mind regarding the property's heating and hot water systems.

Inside, the accommodation comprises a welcoming entrance hallway leading to a bright and airy lounge, a separate kitchen area, two generous double bedrooms, and a bathroom and separate w.c. . The layout offers flexible space that could suit a variety of lifestyles.

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With its combination of size, potential, and key features already in place, this property represents a great opportunity for those seeking a project or a solid investment in the area. Early viewing is recommended to appreciate the potential on offer.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Living Room

16' 3" x 11' 2" (4.95m x 3.40m)

Two double glazed windows to the front elevation. Radiator.

Kitchen

10' 10" x 7' 6" (3.30m x 2.29m)

A range of matching wall and base units with worktops above. Cookerpoint. Space for freestanding fridge freezer. Stainless steel sink and drainer. Wall mounted boiler. Plumbing for a washing machine.

Bathroom

Panel bath and a wash hand basin. Obscured double glazed window to the rear elevation.

W.C.

Low level w.c. Obscured double glazed window to the rear elevation.

Bedroom 1

12' 7" x 11' 3" (3.84m x 3.43m)

Dual aspect double glazed windows to the side and front elevation. Radiator.

Bedroom 2

10' 10" x 11' 3" (3.30m x 3.43m)

Double glazed window to the rear elevation. Radiator.

Outside

The property has access to communal gardens.

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○ Property Images



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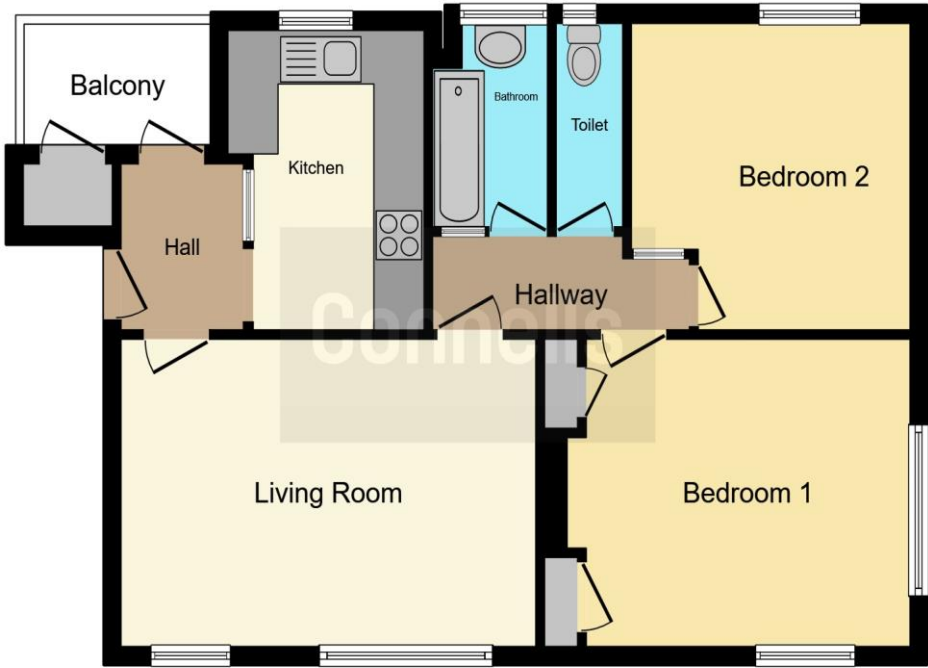
○ Property Images



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

| Signature | | Date |
|--------------|--|------|
| Sophie Berry | | |
| Mrs L. Line | | |