

for sale

Offers over **£130,000** Leasehold



## Billacombe Road Plymouth PL9 7EL

**PERFECT INVESTMENT OPPORTUNITY**  
- 6% RETURN FOR LANDLORDS, selling with a tenant already in situ. A 2 bedroom upper floor apartment, offering good access to Plymouth city centre. The apartment benefits large lockable, ground floor storage room, lounge, balcony & allocated parking space.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Communal Entrance

There is a large lockable, storage room located on the ground floor.

## Entrance

Enter the property into the entrance hallway, there is a storage room housing the water tank and electric switch board.

## Lounge / Diner

The lounge / diner has double glazed patio doors leading to out to an outside space.

## Kitchen

Modern Kitchen

## Bedroom One

Double bedroom

## Bedroom Two

Double bedroom

## Bathroom

Modern bathroom

## Allocated Parking Space

### Agent Note

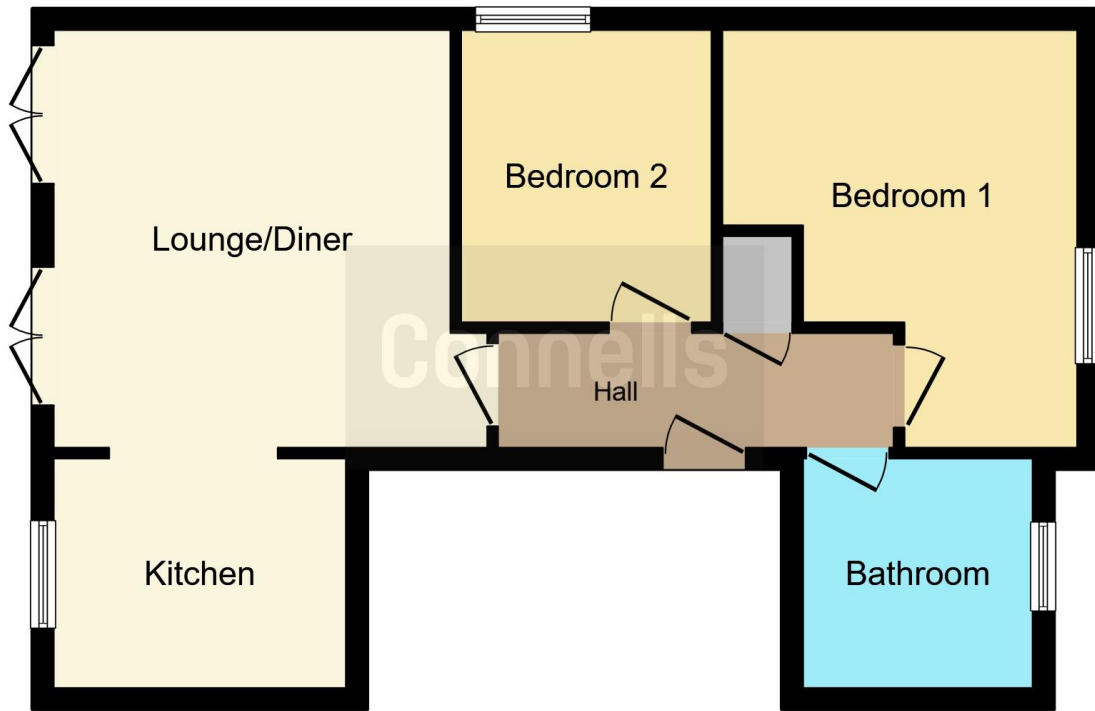
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

### Agent Note 2

Please note photos and floorplan used in the marketing of this property are not of this flat. They are of a similar flat in the same block to show comparison.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



To view this property please contact Connells on

**T 01752 481 577**  
**E [plymstock@connells.co.uk](mailto:plymstock@connells.co.uk)**

2A The Broadway Plymstock  
PLYMOUTH PL9 7AW

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: PLK306326 - 0009

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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