

for sale

offers over **£140,000**



Billacombe Road Plymouth PL9 7EZ

Perfect investment opportunity - offering a good yield, selling with a tenant already in situ. A 2 bedroom first floor apartment, offering good access to Plymouth city centre. The apartment benefits large storage room, lounge with doors leading to garden/ decking area & allocated parking space.

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Communal Entrance

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

Living Room / Diner

The lounge / diner has double glazed patio doors leading to out to a split level garden/ decking area.

Kitchen

Modern Kitchen with integral washing machine and integral fridge.

Bedroom One

Double bedroom

Bedroom Two

Double bedroom

Bathroom

Modern bathroom

Agents 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.

Agents 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

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2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

Property Ref: PLK306529 - 0006

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/PLK306529

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 items such as Leasehold packs.



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.

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