



Alexandra Road, Mutley, Plymouth PL4 7EQ

welcome to

Alexandra Road, Mutley, Plymouth

****GREAT BUY**** This beautifully presented TWO BEDROOM first floor flat would make a wonderful BTL investment or FIRST TIME BUY! With NO ONWARD CHAIN, a PRIVATE REAR ENTRANCE and in a CENTRAL LOCATION It's one not to be missed! Call Fox and Son's today 01752 662777.



Living Room

13' 1" x 11' 8" (3.99m x 3.56m)

front facing upvc double glazed window, picture rail, coving, TV point, radiator.

Kitchen

13' 1" x 11' 8" (3.99m x 3.56m)

rear facing upvc double glazed window, fitted kitchen, matching wall and base units, gas hob with oven below, stainless steel sink, tiling, space for fridge freezer, gas central heating boiler.

Bedroom One

13' 1" x 7' 8" (3.99m x 2.34m)

side facing upvc double glazed window, fitted wardrobe.

Bedroom Two

13' 1" x 5' 9" (3.99m x 1.75m)

front facing upvc double glazed window, radiator.

Bathroom

side facing upvc double glazed window, shower cubicle, wash hand basin.

Separate Wc

side facing upvc double glazed window, low level wc.



Total floor area 88.6 sq.m. (954 sq.ft.) approx

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.



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welcome to

Alexandra Road, Mutley, Plymouth

- Modern first floor flat in a Central location
- Two bedrooms and a shower room
- Large living room and modern kitchen
- Ideal first time buy or BTL investment
- Gas central heating and upvc double glazing

Tenure: Leasehold EPC Rating: C

offers in the region of

£110,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MUP107037 - 0027

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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