



**Caroline Place, Millbay, Plymouth PL1 3PS**

**welcome to**

**Caroline Place, Millbay, Plymouth**

CHARACTERFUL GROUND FLOOR PROPERTY! A very generously proportioned one bedroom flat in a fantastic waterside location, with NO ONWARD CHAIN and character features throughout! Boasting a beautiful communal garden it must be seen to be fully appreciated! Call to view!



### Lounge/Diner

18' 4" max x 14' 6" max ( 5.59m max x 4.42m max )

Two front facing original single glazed sash windows, two radiators, fireplace surround, archway to Kitchen.

### Kitchen

14' 11" max x 6' 10" max ( 4.55m max x 2.08m max )

Front facing original single glazed sash window, fitted kitchen, matching wall and base units, work surface, tiling, stainless steel drainer sink, electric hob with oven below, cooker hood above, space and plumbing for a washing machine and fridge freezer, gas central heating boiler.

### Bedroom One

13' 7" x 12' 7" ( 4.14m x 3.84m )

Rear facing original single glazed sash window, radiator, two built in storage cupboards.

### Bathroom

Rear facing upvc obscure double glazed window, bath with shower over, WC, pedestal sink, tiling, radiator.



Total floor area 58.3 m<sup>2</sup> (627 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.



**view this property online** [fox-and-sons.co.uk/Property/MUP107598](http://fox-and-sons.co.uk/Property/MUP107598)



welcome to

## Caroline Place, Millbay, Plymouth

- One double bedroom ground floor flat
- Highly sought after waterside location
- Large light and airy living room
- Well presented kitchen and bathroom
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

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.

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MUP107598](https://fox-and-sons.co.uk/Property/MUP107598)



Property Ref:  
MUP107598 - 0011

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.

  
fox & sons



**01752 662777**



MutleyPlain@fox-and-sons.co.uk



28 Mannamead Road, Mutley Plain,  
PLYMOUTH, Devon, PL4 7AA



**fox-and-sons.co.uk**