



North Hill, Mutley, Plymouth PL4 8LA

welcome to

North Hill, Mutley, Plymouth

WONDERFUL ONE BEDROOM FLAT! A fantastic opportunity to acquire this beautifully presented one bedroom upper floor flat in a CENTRAL LOCATION! An ideal first time buy or investment property offering plenty of internal space with the added bonus of COMMUNAL OFF ROAD PARKING! Call Fox & Sons on to view



Living/dining Room

15' 9" x 13' 9" (4.80m x 4.19m)

Front facing upvc double glazed window, skylight, electric radiator, tv point, eaves storage, new carpet.

Kitchen

20' 8" x 6' 6" (6.30m x 1.98m)

Front facing upvc double glazed window, galley s kitchen with range of matching wall and base unit work surface, stainless steel drainer sink with mixe tap, space for free-standing cooker, space and plumbing for washing machine, space for a low le fridge and freezer, electric radiator.

Bedroom

13' 6" x 9' 9" (4.11m x 2.97m)

Rear facing upvc double glazed window, built-in wardrobe, electric radiator, new carpet.

Bathroom

Fitted bath with shower over, wash hand basin, lo level WC radiator, tiling, extractor fan.



Ground Floor

First Floor

Total floor area 54.3 sq.m. (585 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

North Hill, Mutley, Plymouth

- Top floor flat located in the centre of Plymouth
- Perfect for first time buyers, professionals or investors
- Close to the Train Station and University
- Rear communal off road parking area
- Well presented throughout

Tenure: Leasehold EPC Rating: D

offers over

£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 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MUP107199 - 0003

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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