



River View, Prince Rock Plymouth PL4 9NR

welcome to

River View, Prince Rock Plymouth

*** PRIVATE GARDEN SPACE ***

A fantastic opportunity to purchase this TWO BEDROOM, FIRST FLOOR flat with a PRIVATE REAR GARDEN. A lovely MODERN bathroom and separate LOUNGE with GAS CENTRAL HEATING and DOUBLE GLAZING. Call Fox & Sons today to arrange your viewing!!



Entrance

Shared front door, door opens to stairs leading to the first floor flat.

Lounge

14' 5" max x 13' 1" max (4.39m max x 3.99m max)
Double glazed window to front elevation, two storage cupboards and a radiator.

Kitchen

11' 2" x 9' 10" (3.40m x 3.00m)
Matching wall and base units, worktop space, sink drainer, gas hob and oven. Space for a washing machine, dish washer and fridge freezer with a double glazed window to rear elevation and door leading to steps down to the rear garden.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)
Double glazed window to front elevation and radiator.

Bedroom 2

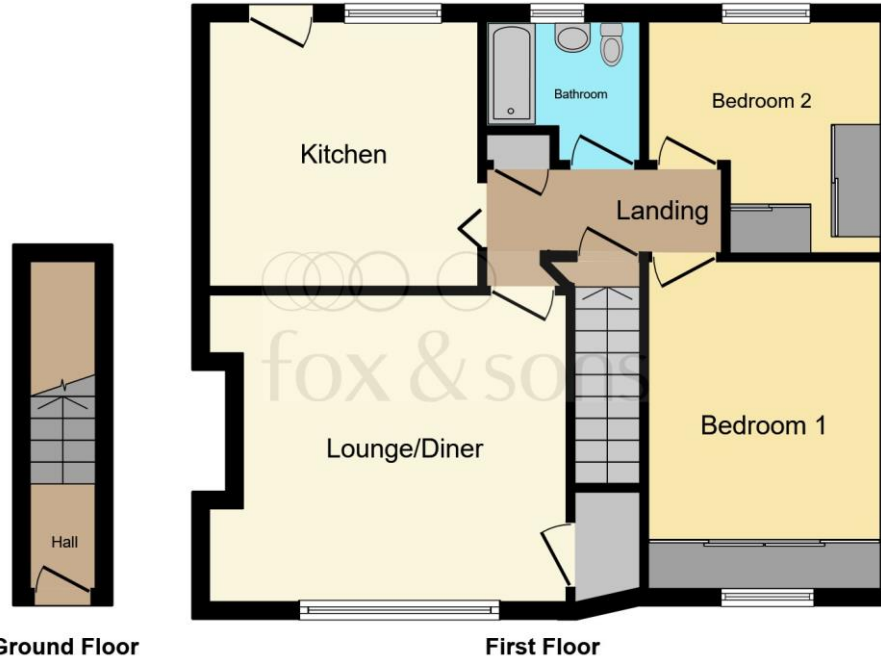
9' 10" x 9' 2" (3.00m x 2.79m)
Double glazed window to rear elevation and radiator.

Bathroom

Bath with shower, WC, hand wash basin and double glazed window to rear elevation.

Rear Garden

A private rear garden with access from the kitchen with steps leading down to a level lawn area with fence surround.



Ground Floor

First Floor

Total floor area 60.1 sq.m. (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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River View, Prince Rock Plymouth

- Two Bedrooms
- First Floor Flat
- Private Rear Garden
- Double Glazing
- Modern Bathroom

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 in the region of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107979 - 0002

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



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