



4e Castle Dyke Lane, Plymouth PL1 2LN

welcome to

4e Castle Dyke Lane, Plymouth

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A fantastic opportunity to purchase this TWO BEDROOM, top floor apartment situated in the BARBICAN. This property benefits from a LONG LEASE, telephone ENTRY SYSTEM and COMMUNAL space with an OUTDOOR SHED. Call Fox & Sons today to arrange your viewing!!



Entrance Hall

Access to the kitchen, bedrooms 1 and 2, bathroom and lounge with a radiator.

Lounge

11' 9" max x 15' 1" max (3.58m max x 4.60m max)
Double glazed window to side elevation, fitted storage with a radiator and fireplace with surround.

Kitchen

9' 4" x 7' 9" (2.84m x 2.36m)
A fitted kitchen with wall and base units, stainless steel sink drainer, space for a cooker, washing machine and under counter fridge. A radiator and double glazed window to side elevation.

Bedroom 1

10' 11" max x 11' 8" max (3.33m max x 3.56m max)
Double glazed window to side elevation and radiator.

Bedroom 2

8' 3" x 8' 1" (2.51m x 2.46m)
Double glazed window to side elevation, radiator and sliding mirror wardrobe.

Bathroom

A bath with electric shower, vanity sink, WC, towel radiator and double glazed obscure window to side elevation.

Communal Area

Access from the ground floor entrance corridor, with a separate outdoor shed and communal grounds to the rear.



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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4e Castle Dyke Lane, Plymouth

- Two Bedrooms
- Top Floor Flat
- Telephone Entry System
- Communal Grounds
- Outdoor Shed

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:
MUP107994 - 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.


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