



Pode Drive, Plymouth PL7 2XZ

welcome to

Pode Drive, Plymouth

*** LARGE GARDEN AND GARAGE ***

A fantastic opportunity to purchase this TWO BEDROOM GROUND FLOOR flat with a SPACIOUS garden, CONSERVATORY, a GARAGE and situated in a CUL-DE-SAC in CHADDLEWOOD and to be sold with NO ONWARD CHAIN! Call Fox & Sons today to arrange your viewing!



Entrance Hallway

Radiator and storage cupboard.

Lounge

11' 3" max x 15' 2" max (3.43m max x 4.62m max)

Double glazed window, door to rear garden, electric fire and radiator.

Kitchen

11' 6" max x 8' 8" max (3.51m max x 2.64m max)

Integrated oven and hob, the washing machine and seperate fridge and freezer will be staying. A double glazed window to front.

Bedroom 1

12' 5" max x 8' 8" max (3.78m max x 2.64m max)

Double glazed window to rear elevation, radiator and fitted storage cupboard.

Bedroom 2/Dining Room

11' 2" max x 6' 7" max (3.40m max x 2.01m max)

Radiator, access to the conservatory and storage cupboard. Due to the access to the conservatory this room could alternatively be used as a dining room.

Conservatory

9' 7" max x 10' 3" max (2.92m max x 3.12m max)

Double glazed windows surround and door to rear garden.

Shower Room

Double glazed frosted window, wc, shower, sink and radiator.

Rear Garden

A spacious rear garden with decking, mostly lawn with flower beds, storage shed and side access.

Garage

This property benefits from a garage in a block.



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Pode Drive, Plymouth

- No Onward Chain
- Garage
- Ground Floor
- Spacious Garden
- Conservatory

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 82.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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. A party must rely upon its own inspection(s). Powered by www.localagent.com

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104299 - 0005

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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