





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.





welcome to

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

offers in the region of

£160,000









Conservatory

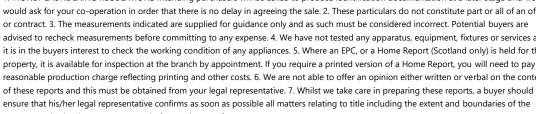


Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104299



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 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 property and other important matters before exchange of contracts.





fox & sons

01752 344349



plympton@fox-and-sons.co.uk



143 Ridgeway, Plympton, PLYMOUTH, Devon, PL7 2HJ



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.