


property details **approval form**

12 St. Marys Close, Plymouth, Devon, England, PL7 4QJ

Date: 31 July 2025

Property Ref and Version: PYP104389 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 143 Ridgeway, Plympton, PLYMOUTH, Devon, PL7 2HJ

T 01752 344349 **E** plympton@fox-and-sons.co.uk

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>> **price**

offers over £145,000

Tenure: Leasehold

>> **key features**

- > First Floor Flat
- > Allocated Parking
- > Visitor Parking
- > Close To Local Shops & Parks
- > Complete Chain
- > Well Presented
- > 997 Year Lease
- > Council Tax Band A
- > EPC Rating: C

>> **short description**

*** COMPLETE CHAIN ***

A fantastic opportunity to purchase this well presented TWO BEDROOM, FIRST FLOOR flat close to local PARKS and SHOPS, with an allocated PARKING space with additional VISITOR PARKING. Benefiting from reasonable service charges and a LONG LEASE. Call Fox & Sons today!

>> **long description**

Fox & Sons are delighted to bring to market this two bedroom first floor flat in St. Mary's Close, Plympton. Located a short walk away from St. Mary's Park and Harewood cricket pitch, local Tesco & Friary Mill shop and a walk up towards the Ridgeway offering even more local shops.

This flat is well presented throughout and benefits from a long lease, an allocated parking space with additional visitor spaces and has the benefit of a complete onward chain. This would make a fantastic first time buyer. investment due to the long lease and reasonable annual service charges. We expect high levels of interest for this property, so call today to arrange your open house appointment!

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Doors to bedroom 1,2, bathroom, storage cupboard and a radiator.

Lounge

14' 8" max x 11' 1" max (4.47m max x 3.38m max)

Double glazed window to front elevation, radiator and access to the kitchen.

Kitchen

7' 9" x 7' 5" (2.36m x 2.26m)

A white wall and base unit kitchen with an integrated gas oven with hob and hood, space for a fridge freezer and washing machine, with a sink and double glazed window to front elevation.

Bedroom 1

11' 1" max x 11' 3" max (3.38m max x 3.43m max)

Double glazed window to rear elevation and a radiator.

Bedroom 2

9' 3" max x 11' 4" max (2.82m max x 3.45m max)

Double glazed window to rear elevation and radiator.

Bathroom

A part tiled bathroom with a bath and electric shower, WC, vanity sink, radiator and extractor fan.

Parking

An allocated parking space, with additional visitor spaces.

Bin Shed

A shared bin shed located close to the parking.

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>> **room description**

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>> floor plan



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

>> approval

	Signature	Date
Lucas Jackson		
Miss J.M. Borlase		