



Hercules Road, Sherford PLYMOUTH PL9 8FA

welcome to

Hercules Road, Sherford PLYMOUTH

****NO CHAIN****

This TWO DOUBLE BEDROOM FLAT is now available! Situated in SHERFORD, PLYMOUTH, the top floor flat is the perfect home. The property comes with a designated PARKING spot and is very close to the local SCHOOL, SHOP and BUS routes. Call Fox and sons TODAY to book your viewing.



Communal Entrance

Front and rear communal entrance and exit points

Entrance Landing

As you enter the property, there is a double glazed window to the left hand side with a radiator situated below it. There are 2 separate storage cupboards, access to bedroom 1 and 2, bathroom and open plan living space. A loft hatch is also in the property.

Bedroom 1

10' Max x 12' 7" Max (3.05m Max x 3.84m Max)

Double glazed window to the front with a radiator with fitted blinds.

Bedroom 2

9' 8" Max x 12' 6" Max (2.95m Max x 3.81m Max)

Double glazed window with a radiator top the left hand side of the room. Fitted blinds on the window.

Bathroom

A frosted double glazed window with fitted blinds. A pedestal sink, W/C, towel rail and a bath with an overhead shower.

Open Plan Living Space

22' 7" Max x 14' 1" Max (6.88m Max x 4.29m Max)

To the front, double glazed windows with fitted blinds and a radiator situated below. Double balcony doors, a radiator fitted along the left hand side wall.

In the kitchen, there is an integrated cooker and hob. There is space for appliances and double glazed windows to the rear of the property.

Parking

Bin Store

Outside Space

Outside the building, there is a small patch of lawn opposite the designated parking space. There is also a bike shed.



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Hercules Road, Sherford PLYMOUTH

- TWO DOUBLE BEDROOMS
- SHERFORD
- DOUBLE GLAZING
- PARKING
- TOP FLOOR FLAT

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2067.00

Ground Rent: 2067.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104395 - 0004

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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