



Kinnaird Crescent, Plymouth PL6 6JF

welcome to

Kinnaird Crescent, Plymouth

This spacious two bedroom first floor flat is located in a highly sought after area and is set in a location offering beautiful countryside views. Both bedrooms are sizable doubles and the open plan lounge diner offers a bright and airy atmosphere with dual aspect windows.



Entrance Hall:

Door to rear elevation leading to communal area. Secure intercom system. Radiator. Plain plastered walls and ceiling. Vinyl flooring.

Lounge:

17' 11" x 12' 5" Into Recess (5.46m x 3.78m Into Recess)
Dual aspect double glazed windows to front and side elevations. Radiator, Telephone and television point. Plain plastered walls and ceiling, Coving. Carpeted flooring.

Kitchen:

13' x 6' 4" (3.96m x 1.93m)
Fitted kitchen with wall and base level units, Double glazed window to front elevation. Stainless steel sink drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Electric point for cooker. CH boiler. Fitted wooden breakfast bar. Vinyl flooring.

Master Bedroom:

15' 2" x 8' 3" (4.62m x 2.51m)
Double glazed window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Bedroom Two:

14' 9" x 8' 8" (4.50m x 2.64m)
Double glazed window to front elevation. Radiator, Plain plastered walls and ceiling. Coving. carpeted flooring.

Bathroom:

Obscured double glazed window to front elevation. Wash hand basin with mixer tap over and vanity unit. Radiator. Low level WC. Bath with electric shower over-head. Built in storage area. Laminate flooring.

Privately Owned Storage Unit:

The privately owned storage unit is located on the basement level and is spacious enough to store push-bike and the like.

Laundry:

There is optional laundry access with secure private

key and fob entry. This is located in block 54.



view this property online fox-and-sons.co.uk/Property/SBX106151



welcome to

Kinnaird Crescent, Plymouth

- SET IN AN AREA WITH BEAUTIFUL COUNTRYSIDE VIEWS
- COUNCIL TAX BAND-A
- TWO DOUBLE BEDROOMS
- PURPOSE BUILT
- LAUNDRY ACCESS & PRIVATE STORAGE UNIT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1982. 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.foxagent.com

£120,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SBX106151



Property Ref:
SBX106151 - 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.


fox & sons



01752 367232



stbudeau@fox-and-sons.co.uk



630 Wolseley Road, St Budeaux, PLYMOUTH,
Devon, PL5 1TE



fox-and-sons.co.uk